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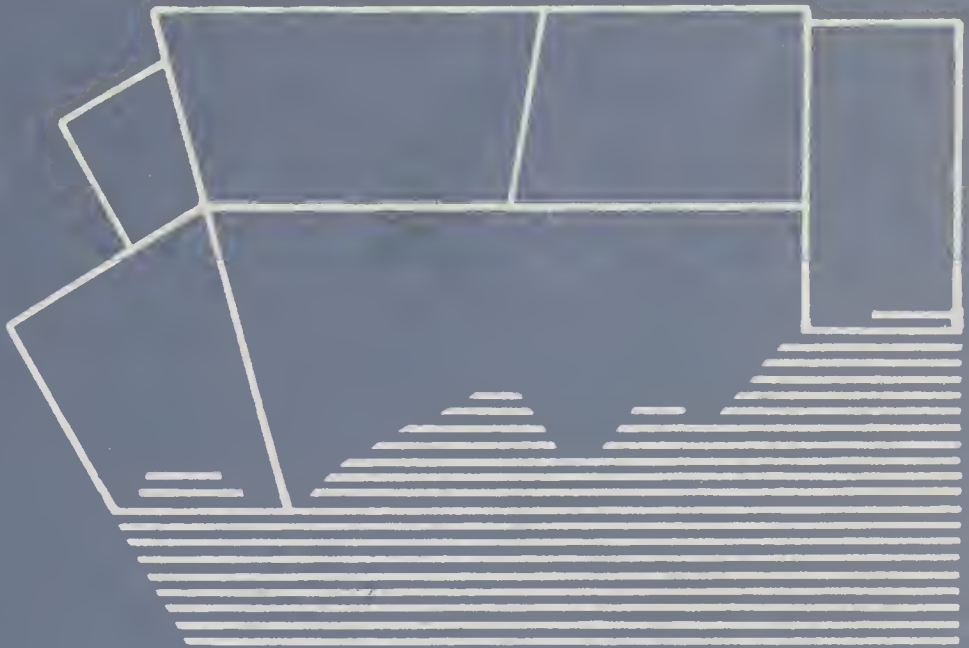


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**Metropolitan Toronto Planning Board**

**URS**

**URBAN RENEWAL STUDY**

**PART I-A: COMMUNITY WELFARE AND HEALTH SERVICES**

Prepared by: Research Department  
Social Planning Council of Metropolitan Toronto  
December, 1964.

*Inventory of Social Services*

*A study to develop a recommended over-all renewal program for Metropolitan Toronto being undertaken by the Metropolitan Toronto Planning Board assisted by a grant administered by the Central Mortgage and Housing Corporation under the provisions of Section 33(1)(h) of the National Housing Act of 1954.*

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*Deputy Commissioner*

SAMUEL J. CULLERS  
*Study Director*

URBAN RENEWAL STUDY — METROPOLITAN TORONTO PLANNING BOARD

501 YONGE STREET, SUITE 8

TORONTO 5, ONTARIO

TELEPHONE WA 4-2104-5





INVENTORY OF SOCIAL RESOURCES:  
PART I-A: COMMUNITY WELFARE AND HEALTH SERVICES

Prepared by: Research Department  
Social Planning Council of Metropolitan Toronto  
December, 1964.





# INVENTORY OF COMMUNITY WELFARE AND HEALTH SERVICES

## INTRODUCTION

At the request of the Urban Renewal Study of the Metropolitan Toronto Planning Board, the Social Planning Council is undertaking a joint study of social resources as related to urban renewal. Purposes of the study are to identify existing social resources, describe needed services and facilities, and develop a program for the co-ordination of social services, both government and voluntary, with government-initiated improvement programs.

The first part of the three-phase study is the identification of social resources of the Metropolitan Toronto areas, the Inventory of Social Resources. In two parts, the Inventory includes a listing of community services for families and individuals -- represented by this report -- and a listing of voluntary associations that are potentially related to urban renewal activities, to be available in the late fall.

The present report is a listing of welfare and health organizations that provide direct service to families and individuals, on a full-time basis. Excluded are organizations providing recreational and educational services. Only those agencies with at least one full time professional staff member are listed; thus, this is by no means a complete inventory of services available to families and individuals, for many organizations, through voluntary or part-time staff services, provide welfare and health programs within Metropolitan Toronto.

The organizations and government departments included in this inventory are listed, in an index, by field of service. Within the broad areas of "Economic Assistance and Social Adjustment Services" and "Health Services" may be found the following fields of service:

### Economic Assistance and Social Adjustment

- A. Income maintenance programs
- B. Living accommodation for adults
- C. Living accommodation for children
- D. Family service and child care
- E. Special services for children and youth
- F. Special services for adults
- G. Employment services
- Z. Neighbourhood social services

### Health

- H. (1-3) Hospitals and clinics
- I. In-patient psychiatric services
- J. Out-patient psychiatric services
- K. Mental health education
- L. Public health services
- M. Visiting nurse services
- N. Home care service
- O. Health education
- P. Rehabilitation services





Each of the above fields within which various types of services are provided has numbered sub-categories; for example, included in the field of service, "Income maintenance programs" are: (1) General welfare assistance; (2) Categorical welfare assistance; (3) Social insurance; and (4) Transfer payments. Both the fields of service and the sub-categories, or types of service, are described within the index.

The lettering assigned the fields of service and the numbering for their sub-categories provides a convenient means of identifying organizations that provide more than one type of service. For each multi-function organization or governmental department, the code representing the services provided is shown in both the index and the inventory proper.

The index, then, is intended (1) as a ~~page~~ reference; (2) as background material on the various types of welfare and health services of Metropolitan Toronto; and (3) as a ready reference to multi-function organizations and governmental departments.

The individual organizations and governmental departments are listed with descriptive information, on each by census tract in numerical order. (A few organizations located outside, but near, Metropolitan Toronto and serving a substantial proportion of Metro residents are appended.)

While the requirements of the Urban Renewal Study necessitated an inventory by census tracts, it should be noted that the geographical location of a service does not show the geographical area to which service is limited, nor, indeed, the area from which most of the clients come. In fact, most of the welfare and health organizations listed in this inventory have no geographical boundaries on their services. Furthermore, some of those that do have boundaries regard them as areas of primary service, not as geographical limits on their service, and serve a substantial number of people from outside their primary service area.

In this report, where an organization is known to have geographical boundaries -- whether as limits within which its service is provided or as primary service areas -- the boundaries are noted. No differentiation is made as to type of boundary (e.g., whether it represents actual limits of service or area of primary service). When an agency is not known to have geographical boundaries, no mention of boundaries is made in the description of the agency.

In addition to the census tracts, there is noted the "social planning area" in which each organization is located; these are the areas by which the Social Planning Council Research Department collects data for a variety of purposes, and are shown for the convenience of the Council.

In addition to census tract location and boundaries, the following information was requested by the Urban Renewal Study on each organization and governmental department listed in the Inventory:

- (a) Purpose and function;
- (b) Broad description of facilities;
- (c) Numbers served;
- (d) Numbers of professional and clerical positions;
- (e) Primary method of financing.



Purpose and functions are briefly described.

Broad description of facilities - For all residential or institutional accommodation, the bed capacity is shown; for services such as day nurseries or workshops, the capacity is reported. If organizations are known to have meeting places with a capacity of about 25 to 100, this is indicated by the phrase, "meeting place"; a place with a capacity of 100 or more is indicated by the word, "auditorium". If an organization is not known to have facilities other than offices and the usual meeting places of less than 25 capacity associated with offices, no mention is made of facilities.

Numbers served are noted, where known, generally as an unduplicated count of persons served during the year 1963; if another period, a specific date or a monthly average is used, this is indicated.

Numbers of positions are shown as of December 31, 1963, unless otherwise noted. The numbers refer to the budgeted positions as of that date -- whether or not they are filled. Professional positions were defined in terms of function -- not qualifications. Professional positions represent those in which the incumbent is providing direct service to people (e.g., nurses, caseworkers), or carrying administrative or supervisory responsibilities for others providing direct service. Clerical positions include clerks of all kinds, typists, stenographers, etc. Frequently, information on clerical positions is not known and is therefore omitted.

Primary method of financing represents the largest single source of funds for an organization. If, in the case of multi-function agencies, the largest single source of funds differs according to type of service this is noted.

As most of the material for the Inventory was gathered from existing sources -- primarily the Directory of Community Services, the Needs and Resources Study (both Council publications) and annual reports, a/ where an item of information is unknown, it is simply omitted from the description of the organization.

No maps or other illustrative material are provided in this report; they may be added by the Urban Renewal Study as required.

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a/ To a limited extent, these sources were supplemented by telephone or mail inquiries.





In summary, the Inventory material is shown as follows:

Organization name and address	Planning area - census tract
Field of service	Purposes and functions
Serves: Geographical boundaries	Persons served
Capacity or facilities	Positions
Funds	

On the pages following may be found the index, or listing of agencies and governmental departments by field of service.



INVENTORY OF COMMUNITY WELFARE AND HEALTH SERVICES

INDEX

I. ECONOMIC ASSISTANCE AND SOCIAL ADJUSTMENT SERVICES

A. INCOME MAINTENANCE PROGRAMS:

Services aimed at alleviating economic stress of families or individuals in financial need, through provision of financial aid, or through benefits of pre-paid social insurance, also grants to persons not generally in the labour force (e.g., children and old people) regardless of financial need (transfer payments).

1. General welfare assistance: governmental financial assistance to persons or families in financial need and not eligible for categorical welfare aid. (See 2)

B1, D3 (a) City of Toronto Department of Public Welfare:

Administration Office.....	46
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West Sub-Office.....	27

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B2 (c) Etobicoke Township Department of Social Services.....	81
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(e) Leaside Department of Welfare.....	66
(f) Long Branch Department of Welfare.....	69
(g) Mimico Department of Welfare.....	68
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(i) North York Township Welfare Department.....	74
(j) Scarborough Township Department of Public Welfare.....	83
(k) Swansea Department of Welfare.....	70
(l) Weston Department of Welfare.....	67
(m) York Township Department of Public Welfare.....	79

2. Categorical welfare assistance: governmental financial assistance to persons or families in financial need who meet specific conditions of eligibility.

A3, F5 (a) Canada Department of Veterans' Affairs - War Veterans'

Allowances.....	59
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(b) Province of Ontario Department of Public Welfare:.....52

Assistance to Widows and Unmarried Women	
Blind Persons' Allowances	
Disabled Persons' Allowances	
Mothers and Dependant Children's Allowances	
Old Age Assistance.	





3. Social insurance: pre-paid government insurance for benefits to insured families and individuals under specific circumstances.

A2, F5	(a) Canada Department of Veterans' Affairs - Canadian Pension Commission.....	74
G1,2	(b) National Employment Service - Unemployment Insurance Commission:	
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	Industrial and Trades Office - Female.....	59
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r14	(c) Workmen's Compensation Board.....	50

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	Old Age Security	
	Family Allowances	

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A1, D3	(a) City of Toronto Department of Public Welfare.....	57
	Seaton House	
	Toronto Men's Hostel	
B2, F5	(b) Fred Victor Mission.....	60
	(c) Good Shepherd Refuge.....	60
	(d) Salvation Army Men's Hostel.....	59
D3, F5	(e) Scott Mission.....	32
F5	(f) Yonge Street Mission.....	49



2. Institutions for the Aged: domiciliary care of old persons.

F5	(a) Metropolitan Toronto Department of Welfare and Housing	
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	Greenacres.....	84
	Hilltop Acres.....	26
	Kipling Acres.....	81
	Lambert Lodge.....	25
F5,0	(b) Canadian Red Cross Soldiers' Club.....	34
	(c) Carmel Heights (Erindale).....	84
	(d) Church Home for the Aged.....	34
	(e) Church of the Good Samaritan.....	39
A1	(f) Etobicoke Township Department of Social Services -	
	The Willows.....	81
	(g) Fairhaven.....	55
	(h) Florence Nightingale Home.....	71
B1, F5	(i) Fred Victor Mission Senior Citizen's Home.....	60
	(j) Ina Grafton Gage Home.....	73
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	(l) Julia Greenshield Memorial Home and Co-operative Residences	34
	(m) Laughlen Lodge.....	47
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3. Maternity homes: supervised residential care for unmarried mothers, deserted wives and other women requiring such care preceding and following childbirth.

(a)	Armagh .....	84
(b)	Bethel Home Incorporated.....	70
(c)	Humewood House Association.....	84
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	(d) Sisters of Service.....	54
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G1	(a) Young Men's Christian Association:	
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	West End Branch.....	27
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F1	(b) Elizabeth Fry Society.....	43
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	Mercer Reformatory.....	25
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	(h) Sancta Maria House.....	29
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	(b) Ontario Department of Health - Aurora Hospital.....	84

## C. LIVING ACCOMMODATION FOR CHILDREN

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D1,2,F2	(c) Catholic Children's Aid Society - Residence.....	54
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	York Cottage.....	75
	(e) Loyal True Blue and Orange Home.....	84
	(f) Salvation Army - Children's Village.....	72
	(g) Working Boys' Home.....	62

2. Residential treatment for emotionally disturbed children and youth: residential care, including casework and related services, for emotionally disturbed children and youth.

E1	(a) Big Sister Association.....	31
	(b) Boys Village .....	77
	(c) Earls court Home.....	23
	(d) Sacred Heart Children's Village.....	72
	(e) Warrendale.....	84

3. Institutional care for children in conflict with the law: supervised institutional care, including educational and treatment services, for delinquent children and youth.

	(a) St. John's Training School (Uxbridge).....	84
	(b) St. Mary's Training School.....	77
D1,E2,J	(c) Juvenile and Family Court.....	58





4. Residences for retarded children: supervised residential care for mentally retarded children; includes educational and related services.

G4, P11 (a) Metropolitan Toronto Association for Retarded Children;  
Harold R. Lawson School and Residence..... 82

#### D. FAMILY SERVICE AND CHILD CARE:

Casework counselling and related services to families and individuals; day time and foster care of children.

1. Family counselling service; protection: casework service to families and unattached individuals. Services for children in their own or relatives' homes or in foster homes and day care services.

C1, D2, F2	(a) Catholic Children's Aid Society - Protection Department.....	41
D2, E1, F4	(b) Catholic Family Services - Family Department.....	48
C1, D2, F2	(c) Children's Aid Society of Metropolitan Toronto:	
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	Lakeshore - Etobicoke Office.....	69
	Lakeshore - Etobicoke Branch.....	81
	Moss Park - Yorkville Office; East Toronto-Riverdale.....	59
	North Toronto Office.....	51
	Runnymede - Hillcrest - Parkdale Office.....	24
	St. Clair - York Township Office.....	78
	Scarborough Township Office.....	83
D2, F2	(e) Jewish Family and Child Service.....	36
C3, E2, J	(f) Juvenile and Family Court - Domestic relations service.....	58
	(g) North York and Weston Family Service Centre:	
	North York Office.....	76
	Weston Office.....	67

2. Foster care of children: temporary care of children in foster homes during a period of family adjustment, or long-term care in foster homes of dependent children.

C1, D1, F2	(a) Catholic Children's Aid Society.....	41
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C1, D1, F2	(c) Children's Aid Society of Metropolitan Toronto:	
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D1, F2	(d) Jewish Family and Child Service.....	36
D3	(e) Protestant Children's Homes.....	56

3. Day nurseries and day care: day time care for pre-school children of employed mothers or other unable to care for their children.

A1, B1	(a) City of Toronto Department of Public Welfare - Nursery Branch.	57
	Bellevue.....	34
	Coxwell.....	65
	Davisville.....	52
	Dovercourt.....	27
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	St. Barnabas.....	62
	St. Mary's Nursery.....	39
	(b) Carmelite Nursery.....	27
	(c) Catholic Settlement House Day Nursery.....	31
	(d) Cradleship Creche of York Township.....	72
	(e) Home Service Association.....	30
	(f) Immaculata Day Nursery.....	23
D2	(g) Protestant Children's Homes.....	56
	(h) Sacred Heart Day Nursery.....	30
Z	(i) St. Christopher House.....	33
	(j) St. Stanislaus Day Nursery.....	38
B1, F5	(k) Scott Mission.....	32
	(l) Victoria Day Nursery.....	56
	(m) West End Creche.....	28
Z	(n) WoodGreen Day Nursery.....	64

4. Homemaker service - homemaker service to families with young children, whose mother, because of illness, death or other special circumstances, cannot care for her family, or service to elderly people who require assistance to remain in their homes.

F5, 0	(a) Canadian Red Cross:	
	Etobicoke Branch.....	80
	Lakeshore Branch.....	69
	Scarborough Branch.....	83
	(b) Visiting Homemakers' Association.....	53



E. SPECIAL SERVICES FOR CHILDREN AND YOUTH:

Counselling and related services specifically provided to children and youth, or to families whose problem is child-or youth-centred.

1. Specialized youth counselling services: casework service to youth with behaviour, personality or social problems.

	(a) Big Brother Movement.....	55
C2	(b) Big Sister Association.....	56
D1, 2, F4	(c) Catholic Family Services.....	48
B4, G1	(d) Young Women's Christian Association - Counselling Service...	47

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C3, D1, J	(a) Juvenile and Family Court Probation Services.....	58
	(b) Metropolitan Toronto Police Department - Youth Bureau.....	66

F. SPECIAL SERVICES FOR ADULTS:

Counselling and related services specifically provided to adults; includes material and financial aid to unattached adults and to families.

1. Services to offenders: Casework counselling and related treatment and rehabilitative services to persons in conflict, or family in conflict with the law.

B7	(a) Elizabeth Fry Society.....	43
	(b) John Howard Society.....	55
B7, P1	(c) Ontario Department of Reform Institutions - Parole and Rehabilitation Services.....	38
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	Willowdale.....	76
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F5	(e) St. Vincent de Paul Society.....	48
	(f) Salvation Army - Correctional Services.....	47





	2.	Services to unmarried parents: casework counselling to unmarried parents.	
C1, D1, 2		(a) Catholic Children's Aid Society - Unmarried Parents Department.	41
C1, D1, 2		(b) Children's Aid Society of Metropolitan Toronto:	
		Central Branch - Unmarried Parents' Department.....	42
		East Branch - Unmarried Parents' Department.....	71
		North Branch - Unmarried Parents' Department.....	76
D1, F2		(c) Jewish Family and Child Service.....	36
	3.	Aid to travellers: Casework, direction and related services to travellers.	
		(a) Travellers' Aid Society.....	50
	4.	Services to immigrants - Reception, counselling, advisory and related services to newcomers to Canada.	
		(a) Baptist Convention of Ontario and Quebec - Immigration Service.	31
		(b) Canada Department of Citizenship and Immigration.....	30
D1, 2, E1		(c) Catholic Family Services.....	48
		(d) C.O.S.T.I.....	36
		(e) International Institute of Metropolitan Toronto.....	27
		(f) Italian Immigrant Aid Society.....	36
		(g) Jewish Immigrant Aid Services of Canada.....	35
		(h) United Church of Canada Immigration Centre.....	25
	5.	Other services to adults: counselling and material or financial aid to adults and families; information services and various other services.	
		(a) Anglican Information Service.....	46
		(b) Army Benevolent Fund.....	50
E2, 3		(c) Canadian Department of Veterans' Affairs - Welfare Services....	50
		(d) Canadian Indian Centre.....	43
E2, D4, 0		(e) Canadian Red Cross Society:	
		Toronto Branch.....	43
		North York Branch.....	74
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		Etobicoke Branch.....	80
		Lakeshore Branch.....	69
		Leaside Branch.....	66
		Scarborough Branch.....	83



	(f) Ontario Canteen Fund.....	39
	(g) Church Army of Canada.....	30
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	(i) Downtown Churchworkers' Association.....	50
	(j) Evangel Hall.....	39
B1, 2	(k) Fred Victor Mission.....	60
	(l) Good Neighbours' Club.....	59
	(m) Hebrew National Association.....	37
	(n) Legal Aid Clinic.....	45
B2	(o) Metropolitan Toronto Department of Welfare and Housing - Housing Registry.....	25
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	(t) Salvation Army Welfare Centre.....	47
B1,D3	(u) Scott Mission.....	32
	(v) Social Planning Council - Information Service.....	49
	(w) Toronto City Mission.....	32
	(x) Toronto Hebrew Re-establishment Service.....	35
B1	(y) Yonge Street Mission.....	49

## G. EMPLOYMENT SERVICES:

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### 1. Employment counselling for youth and adults.

G2, 4	(a) Jewish Vocational Service.....	35
G2, A3	(b) National Employment Service - Special Placements Division:	
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	Toronto Centre Office.....	49
	Scarborough Office.....	71
	Weston Office.....	67
	North York Office.....	75
G2, 3	(c) Ontario Rehabilitation Services Branch.....	52
B5	(d) Young Men's Christian Association - Counselling Service.....	41
B4, E1	(e) Young Women's Christian Association - Counselling Service.....	47





## 2. Job placement

B8, P11 (a) The Haven.....	31
G1, 4 (b) Jewish Vocational Service.....	35
G1, A3(c) National Employment Service:	
Administration Office.....	58
Toronto Centre Office.....	49
Industrial and Trades Office - Male.....	59
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Long Branch Office (All classes).....	70
North York Office (All classes).....	75
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Toronto Western Office (All classes).....	22
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(b) North York Board of Education.....	74
G1, 2 (c) Ontario Rehabilitation Services Branch.....	52
J (d) Toronto Board of Education - Adult Retraining Centre.....	62
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I	(d) Dalmeny Private.....	53
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3. Convalescent and rehabilitation hospitals and clinics.

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INVENTORY OF COMMUNITY SERVICES

RUNNYMEDE HOSPITAL - 274 St. Johns Road

Humberside - 3

H2 Public hospital care for chronically ill adults on transfer from public active treatment hospitals.

Serves: Metropolitan Toronto

Persons served (1962) 189

Bed capacity - 114

Positions: Prof. 31.5; Clerical 2

Funds: Ontario Hospital Services Commission

VICTORIAN ORDER OF NURSES - TORONTO BRANCH - WEST TORONTO-  
SUNNYSIDE DISTRICT OFFICE - 2146 Bloor Street West

Humberside - 4

E Visiting nurse services, including bedside care to medical and surgical patients in the home, rehabilitative aid for the chronically ill, treatment and health education.

Serves: Swansea and the City of Toronto west of Atlantic - Dovercourt -  
College - Dufferin - C.P.R. tracks - Ossington - Davenport - Winona Dr.  
See also Victorian Order of Nurses, page 58.

NATIONAL EMPLOYMENT SERVICE - UNEMPLOYMENT INSURANCE  
COMMISSION - TORONTO WESTERN OFFICE - 2968 Dundas St. West

Humberside - 5

A3 Unemployment insurance benefits to unplaced job applicants who are insured and eligible.

G1 Employment counselling for any person seeking employment. The Special Placements Division provides specialized employment counselling to individuals with employment problems because of age (youth and senior citizens), or physical, mental, emotional or social handicaps.

G2 Job placement for applicants.

Serves: City of Toronto south of Eglinton Avenue between the Humber River and Dovercourt - Oakwood; Etobicoke between Bloor, Hwy. 27, Richview Side Road and the Humber.

Funds: Government - Canada

CITY OF TORONTO DEPARTMENT OF PUBLIC HEALTH - RUNNYMEDE OFFICE  
358 Keele Street

5

L Provides a district public health nursing, medical, and dental hygiene service. Public health nursing service covers maternal and child health, school health, adult health, including nutrition and mental health. This program is carried out in Child Health Centres and Immunization Centres, in the schools and through home visiting. A district physician performs public health medical duties in these connections. Additional to the dental inspection and treatment service provided in the schools, a dental hygiene team operates in this district office. A specially-trained mental health nurse works in this district also.





CITY OF TORONTO DEPARTMENT OF PUBLIC HEALTH - RUMNYMEDE OFFICE (Continued)

Serves: City of Toronto west of Beatty - Sorauren - C.N.R. (Newmarket Sub.)  
Tracks.

Also P6,

13, J See City of Toronto Department of Public Health - Administration  
Office, page 45.

EARLSCOURT CHILDREN'S HOME - 46 St. Clair Gardens

Oakwood - 12

C2 Residential care for boys and girls from 5 - 10 years of age who  
require group living and are unable to accept foster home placement.  
Program includes casework service for children and parents.

Serves: Ontario

Bed capacity - 35

Positions: Prof. 2; Clerical 1/2

Funds: Government - municipal

INTER-FRATERNITY CEREBRAL PALSY ASSOCIATION

East Dufferin - 17

1244 Dufferin Street

G4 Sheltered workshop, including speech and occupational therapy, for  
P5 persons 16 years or more who are severely handicapped by cerebral  
palsy or other related condition. Where necessary, transportation  
to and from the workshop is provided.

Serves: Metropolitan Toronto

Persons served (1963) 94

Workshop, Offices

Positions: Prof. 6; Clerical 1

Funds: United Appeal

LEVELL SMITH HOME FOR SENIOR CITIZENS

Swansea Park - 20

33 High Park Gardens

B2 Residential care for men and women aged 70 or more who are able to  
care for themselves.

Bed capacity - 18

Persons served (monthly average,  
1963) - 20

Funds: Fees payments for service

IMMACULATE DAY NURSERY - 57 Sylvan Avenue

East Dufferin - 23

D3 Day care for pre-school children of employed mothers or others  
unable to care for their children.

Nursery capacity - 75



FAMILY SERVICE ASSOCIATION - RUNNYMEDE-HILLCREST -  
PARKDALE BRANCH  
782 Dufferin Street

Last Dufferin - 28

D1 Casework counselling for families and individuals on problems of social adjustment, such as marital conflict, parent-child relationships, problems of old age or housing, budgeting difficulties arising from illness, etc. A limited amount of financial aid is provided when necessary as part of a family's total treatment plan.

Serves: City of Toronto between Bathurst and the Humber River, the Lakeshore and the C.P.R. tracks (south of St. Clair Ave.)

Families served (1963): 1,023 Positions: Prof. 6-1/2; Clerical 2

Funds: United Appeal

(See also Family Service Association - Administration Office, page 42)

ST. JOSEPH'S HOSPITAL - 30, The Queensway

Swansea Park - 25

H1 Public active treatment general hospital care and clinic.

I, J In-patient and out-patient psychiatric diagnosis and treatment.

Public hospital bed capacity - 614

Psychiatric bed capacity - 25

Positions: Prof. 700

Funds: Ont. Hospital Services Commission

Persons served: general

hospital - 23,000

In-patient psychiatric care - 395

Out-patient psychiatric care - 1,253

OUR LADY OF MERCY HOSPITAL - 100 Sunnyside Avenue

25

H2 Public hospital care of chronically ill adults

Bed capacity - 300

Funds: Ontario Hospital Services Commission

Positions: Prof. 57-1/2; Clerical 6-1/2

CITY OF TORONTO DEPARTMENT OF PUBLIC HEALTH -

PARKDALE OFFICE - 1115 Queen Street West

East Dufferin - 29

L Provides a district public health nursing, medical, and dental hygiene service. Public health nursing service covers maternal and child health, school health, adult health, including nutrition and mental health. This program is carried out in Child Health and Immunization Centres, in the schools and through home visiting. A district physician performs public health medical duties in these connections. Additional to the dental inspection and treatment service provided in the schools, a dental hygiene team operates in this district office.

Serves: City of Toronto between Beatty-Sorauren, C.N.R. (Newmarket Sub.) tracks, and Bathurst south of College (Dovercourt) Harbord.

Also P6,

13, J See City of Toronto Department of Public Health - Administration Office, page 45.





SUNNYSIDE PRIVATE HOSPITAL - 1437 Queen Street West

Swansea Park - 36

I In-patient psychiatric diagnosis and treatment.

Bed capacity - 9

Persons served (as of 31/12/62) - 6

PELLECER REFORMATORY (ONTARIO DEPARTMENT OF REFORM  
INSTITUTIONS) - 1155 King Street West

Swansea Park - 32

B7 Reformatory for women; program includes psychiatric and psychological services, a school and vocational training.

Persons in custody (as of 31/3/63) - 119  
Serves: Ontario

Bed capacity - 160

SALVATION ARMY EVENTIDE HOME - 248 - 250 Dufferin Street

32

B2 Residential care for elderly men of limited means.

Bed capacity - 54  
Positions: Prof. 1

Persons served (as of 31/12/61) 49

Funds: Payments for service.

QUEEN ELIZABETH HOSPITAL - 130 Dunn Avenue

Swansea Park - 33

H2 Public hospital care of chronically ill and convalescent persons.

Serves: Ontario  
Bed capacity - 523

Persons served (1962) - 1,452

Funds: Ontario Hospital Services  
Commission

METROPOLITAN TORONTO DEPARTMENT OF WELFARE AND HOUSING -  
HOUSING REGISTRY - 380 Christie Street

Oakwood - 35

F5 A clearing house for publicly - assisted housing and a registry  
of available commercial housing.  
Also B2

Serves: Metropolitan Toronto

Began operation June, 1964.

Funds: Government - Municipality of  
Metropolitan Toronto

METROPOLITAN TORONTO DEPARTMENT OF WELFARE AND HOUSING -  
LAMBERT LODGE - 350 Christie Street

35

B2 Residential and nursing care for Metro residents aged 60 and over.

Bed capacity - 710

Persons served (as of 31/12/63) - 604

Also F5 Auditorium

Funds: Province of Ontario.

Serves: Metropolitan Toronto

UNITED CHURCH OF CANADA IMMIGRATION CENTRE - 1120 Ossington Ave.

35

F4      Aid to immigrants, including help in finding accommodation and employment.



CHILDREN'S AID SOCIETY - CHRISTIE STREET RESIDENCE  
390 Christie Street

Oakwood - 35

C1 Residential care for teen-age boys in the  
care of the Children's Aid Society.

Also D1, 2,

F2 Serves: Metropolitan Toronto Bed capacity - 14

Funds: Municipal and provincial government

See Children's Aid Society, page 42.

METROPOLITAN TORONTO DEPARTMENT OF WELFARE AND HOUSING - HILLTOP ACRES 35  
1098 Davenport Road

B2 Residential and nursing care for Metro residents aged 60 and over.

Bed capacity - 200

Persons served (31/12/63) - 178

Also F5 Funds: Province of Ontario

Serves: Metropolitan Toronto

CITY OF TORONTO DEPARTMENT OF PUBLIC HEALTH - HILLCREST OFFICE 35  
352 Christie Street

L Provides a district public health nursing and medical service.  
Public health nursing service covers maternal and child health,  
school health, adult health, including nutrition and mental  
health. This program is carried out in Child Health and  
Immunization Centres, in the schools and through home visiting.  
A district physician performs public health medical duties in  
these connections.

Serves: City of Toronto between C.N.R. (Newmarket Sub.) tracks  
and Bathurst Street, north of College (Dovercourt) Harbord  
Street.

Also P6,

13, J See City of Toronto Department of Public Health - Administration  
Office, page 45.

DEWSON PRIVATE HOSPITAL - 47 Dewson Street

Christie - 40

H2 Private hospital care for the chronically ill.

Bed capacity - 31

Persons served (1962) - 93

Positions: Prof. 11; Clerical 1

Funds: Ontario Hospital Services  
Commission





CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE  
455 Dovercourt Road

Christie - 40

- B1 Under the General Welfare Assistance Act, provides financial assistance to breadwinners and their dependents who are in needy circumstances and who do not qualify for public aid under other applicable public legislation.  
West Main Distric Office - serves unemployed unemployable persons  
West Main Sub-Office - serves unemployed employable persons  
Serves: City of Toronto West of Bathurst Street
- D3 Dovercourt Nursery and Day Care Centre of the Nursery and Day Centres Unit. Day care for pre-school children of mothers who are the sole support of the family and others unable to care for their children; also before and after school care for young school aged children (usually aged 6 - 9) of the same circumstances.

Also B1 Capacity: full day care - 68 Before/after school care - 22

See also City of Toronto Department of Public Welfare Administration Office, page 46.

CARMELITE DAY NURSERY - 108 Harrison Street

Christie - 44

- D3 Day care for pre-school children aged 2-1/2 to school age.

Capacity - 75

Positions: Prof. 8;

Funds: Payments for service.

INTERNATIONAL INSTITUTE OF METROPOLITAN TORONTO - 709 College St.

44

- F4 Aims at assisting new Canadians in their integration into community life.  
Group program includes English classes, leisure-time services involving inter-ethnic group participation.  
Individual services includes a reception centre for assistance to newcomers in finding jobs, housing, etc., and direction or referral to appropriate community services. Also includes a casework service by multi-lingual staff on problems of emotional adjustment.  
Consultation to community groups on programs related to citizenship and inter-ethnic understanding.

Serves: Metropolitan Toronto  
Auditorium, club rooms  
Positions: Prof. 7; Clerical 6  
Funds: United Appeal

Number served: Group registrants  
(1963) 2,278  
Requests for information or  
referral (1963 monthly average) 713  
Cases counselled (1963 monthly  
average) 75

YOUNG MEN'S CHRISTIAN ASSOCIATION - WEST END BRANCH - RESIDENCE  
931 College Street

44

- B5 Residence for students, young businessmen and transients.  
Also G1

Bed capacity - 58

Funds: Payments for service



SINACHAN HOUSES - 790 Queen Street West

Christie - 46

B2 Residential care for men and women aged 65 - 85 who are able to care for themselves.

Bed capacity - 38

Persons served (1961) 104

Funds: Contributions - Anglican Church

LAVELL SMITH HOME FOR SENIOR CITIZENS - 2 Bellwoods Park

Christie - 46

B2 Residential care for men and women aged 70 or more who are able to care for themselves.

Bed capacity - 12

Funds: Payments for service

UNITED CHURCH WELFARE INDUSTRIES - 148 Ossington Avenue

46

G4 Sheltered employment of persons who, because of physical handicaps or old age, cannot find employment in the open market.

Persons served (23/9/64) - 5

Serves: Toronto

Warehouse and store outlet

WEST END CRECHE - 197 Euclid Avenue

Christie - 47

D3 Group day care and nursery education for children 2-1/2 to 5 years who require this because of the mothers' employment or because of the social, physical or mental health needs of the children or their families. Also before and after-school care and noon dinner for 6 year olds. An observation and treatment centre for disturbed pre-school children is operated in connection with the nursery.

Serves: Metropolitan Toronto

Children served (1963) - 127

Capacity - Day Nursery - 50

Positions: Prof. 14; Clerical 1-1/2

Treatment Centre - 15

Funds: United Appeal

ONTARIO HOSPITAL - TORONTO - 999 Queen Street West

Harbour - 48

I In-patient diagnosis and treatment of mentally ill patients.

Bed complement - 850

Patients served (as of 31/12/62) 1,030

J Out-patient Department - 1011 Queen Street West

Out-patient psychiatric services for patients 16 years of age or more (except speech therapy, which has no age restrictions).

Serves: City of Toronto.

Positions: Prof. 130; Clerical - 40

Funds: Province of Ontario





CANADIAN MOTHERCRAFT SOCIETY - 616 Avenue Road

Forest Park - 51

- O Pre-and post-natal classes and advice; well baby nursing care through a home visiting program.

TORONTO EYE SURGERY - 88 Warren Road

51

- H1 Active treatment private hospital care of patients with problems related to the eye.

Bed capacity - 14

Positions: Prof. 6; Clerical 1

Funds: Ontario Hospital Services Commission

CANADIAN PARAPLEGIC ASSOCIATION - LYNTHURST LODGE

Forest Park - 52

153 Lyndhurst Avenue

- H3 Public convalescent hospital care and rehabilitation centre for  
P14 paraplegic patients.

Serves: Canada

Persons served (1962) 210

Bed capacity - 50

Positions (31/12/63): Prof. 25-1/2

Funds: Province of Ontario

Clerical 6

HILLCREST CONVALESCENT AND REHABILITATION HOSPITAL

52

47 Austin Terrace

- H3 Public convalescent hospital care of patients on discharge from active hospital care.

Bed capacity - 120

Persons served (1963) 1,054

Positions: Prof. 39

Funds: Ont. Hospital Services Commission

SANCTA MARIA HOUSE - 102 Bernard Ave.

Forest Park - 53

- B7 Residence for girls 16 - 25 years who are on probation or on discharge from penal institutions.

Bed capacity - 7

Persons served (1963) 66

Funds: Contributions



REHABILITATION FOUNDATION FOR THE DISABLED  
253 Spadina Road

Forest Park - 53

P14 Physical and vocational rehabilitation for disabled persons aged  
G2 18 or more; program includes rehabilitation services for homebound  
G4 patients, and workshop facilities in two locations; also vocational  
testing and counselling, and job placement. Provision of appliances  
where necessary.

Serves: Ontario

WOODLANDS PRIVATE HOSPITAL - 429 Walmer Road

Spadina - 54

H2 Chronic hospital care for patients on discharge from active treatment hospital.

Bed capacity - 16

Persons served (1962) 18

Funds: Payments for service.

SACRED HEART DAY NURSERY - 56 Spadina Road

54

D3 Day care for children aged 2-1/2 - 5 of employed mothers or others  
unable to care for their children.

Nursery capacity - 40

Funds: Payments for service

CHURCH ARMY OF CANADA - 395 - 399 Brunswick Avenue

54

F5 Financial and material assistance to needy individuals and families;  
counselling; police court, prison and institutional work.

Funds: Contributions.

HOME SERVICE ASSOCIATION - 941 Bathurst Street

54

D3 Day care for pre-school children of employed mothers or others  
unable to care for their children.

Nursery capacity - 50

Funds: Contributions

DEPARTMENT OF CITIZENSHIP AND IMMIGRATION - IMMIGRATION BRANCH  
175 Bedford Road

Spadina - 55

F4 Assistance to immigrants, including reception, aid in finding  
accommodation, and business counselling.

Serves: Ontario

Funds: Federal government





BIG SISTER ASSOCIATION - RESIDENCE - 138 Madison Ave.

Spadina - 55

C2 A group home for girls aged 16 - 18 at admission who are  
E1 receiving casework service from Big Sister Counselling  
Service and whose treatment plan indicates residential care.

To begin operation in 1965

Bed capacity - 16

CANADIAN HEARING SOCIETY - 60 Bedford Road

55

P6 Rehabilitation services for the deaf and hard of hearing,  
including information, counselling, job placement and the  
provision of hearing aids to those who cannot afford them.

Serves: Ontario

Positions: Prof. 7; Clerical 3

Funds: Ontario government

BAPTIST CONVENTION OF ONTARIO AND QUEBEC - IMMIGRATION SERVICE  
188-190 St. George Street

55

F4 Advice and counselling, including financial or material aid, for  
immigrants.

Positions: Prof. 6; Clerical 0

Funds: Contributions

THE HAVEN - 228 St. George Street

55

P11 Rehabilitation of mentally retarded young women. Program includes  
G2 personal counselling, employment training and placement and leisure-  
time services.

E8 Residential care for mentally retarded women aged 18 or more,  
mainly those discharged from Ontario hospitals, as an aid in  
re-entering community life.

Serves: Metropolitan Toronto

Persons provided rehabilitation  
services (1963): 56

Bed capacity - 18

Positions: Prof. 3; Clerical 2

Funds: Province of Ontario

VICTORIAN ORDER OF NURSES - TORONTO BRANCH - HILLCREST-  
PARKDALE DISTRICT OFFICE - 730 Spadina Avenue

Spadina - 56

M Visiting nurse services, including bedside care to medical and  
surgical patients in the home, rehabilitative aid for the  
chronically ill, treatment and health education.

Serves: City of Toronto south of the C.P.R. tracks between Atlantic -  
Dovercourt - College - Dufferin Street and Spadina.

See also Victorian Order of Nurses, page 58.



SCOTT MISSION - 502 Spadina Avenue

Spadina - 57

- B1 Serves hot meals to homeless and transient men; provides financial  
F5 and material aid to needy families and individuals.  
D3 Day nursery - day care of pre-school children and, for young school-  
aged children, before and after school care and noon meals.  
Children served are those of employed mothers or others who cannot  
care for their children.

Serves (1963): Meals served to men - 242,000      Nursery capacity - 20  
Monthly average children in day care - 20      Positions: Prof. 11  
Funds: Contributions

TORONTO CITY MISSION - 608 Spadina Avenue

57

- F5 Financial and material aid to families in need. Program also  
includes visits to hospitals, penal institutions and homes for the  
aged.

Serves: Toronto      Positions: Prof. 1

DOCTORS HOSPITAL - 45 Brunswick Avenue

57

- H1 Active treatment private hospital care

Bed capacity - 322      Persons served (1962) 10,604  
Positions: Prof. 182-1/2      Funds: Ontario Hospital Services  
Commission

CANADIAN MENTAL HEALTH ASSOCIATION - TORONTO BRANCH  
111 St. George Street

Spadina - 58

- K Community education and action with respect to mental health  
P14 problems and services; social rehabilitation, for patients dis-  
charged from psychiatric hospitals, through counselling, informal  
education and related services aimed at the re-integration into  
community life. Information and referral to appropriate services  
where warranted.

Serves: Metropolitan Toronto      Persons served (1963):  
Positions: Prof. 5; Clerical 4      Given information and referral-1,000  
Funds: United Appeal      Rehabilitation program (9 mons.) 126

COLLEGE OF OPTOMETRY OF ONTARIO - 140 St. George Street

58

- P12 An optometrical clinic for examination and refraction of the eyes.  
When required, equipment is supplied.

Serves: Ontario      Persons served (1963) 1,500  
Positions: Prof. 15-1/2; Clerical 2-1/2  
Funds: Membership fees of Ontario optometrists and student tuition fees.





ALCOHOLISM AND DRUG ADDICTION FOUNDATION - 24 Harbord Street      Spadina - 58

- I, J In-patient unit - in-patient medical and psychiatric diagnosis and treatment of alcoholics and other addicts.
- P1 Rehabilitation of alcoholics and other addicts; community education on recognition, prevention and treatment of alcoholism and other addictions. Research.

Bed capacity - 16  
Positions: Prof. 81-1/2; Clerical 42  
Funds: Province of Ontario

Persons served: in-patient(1963) 205  
Out-patient(1962) 2,033

ST. CHRISTOPHER HOUSE - 67 Wales Avenue                      Spadina - 59

- Z A settlement house program aimed at the development of neighbourhood life and improvement of conditions within the district. Program includes group and informal education services, nursery school, counselling and referral to appropriate services where warranted.
- D3 Day care in foster family homes for infants and children up to age 3 whose mothers are employed or otherwise unable to care for their children.

Serves: Spadina to Manning, College to Queen Street  
Registrants (1963) 2,059 Meeting place; Club rooms  
Positions: Prof. 22; Clerical 2

TORONTO WESTERN HOSPITAL - 399 Bathurst Street 59

- H1 Public general active treatment hospital care.  
I, J In-patient and out-patient psychiatric diagnosis and treatment.

Bed capacity - 838	Persons served(1962) total 17,830
Psychiatric beds - 39	Psychiatric in patients - 323
Positions: Prof. 658	Funds: Ontario Hospital Services Commission

CITY OF TORONTO DEPARTMENT OF PUBLIC HEALTH - UNIVERSITY OFFICE  
229 College Street

- L Provides a district public health nursing, medical, and dental hygiene service. Public health nursing service covers maternal and child health, school health, adult health, including nutrition and mental health. This program is carried out in Child Health and Immunization Centres, in the schools and through home visiting. A district physician performs public health medical duties in these connections. Additional to the dental inspection and treatment service provided in the schools, a dental hygiene team operates in this district office.

Serves: City of Toronto south of Bloor, between Yonge and Bathurst.

Also P6,  
13, J See City of Toronto Department of Public Health - Administration  
Office, page 45.



CANADIAN RED CROSS SOLDIERS' CLUB - 674 Dundas Street West Spadina - 59

B2 Residential care for well older veterans.

Also F5,

0 Persons served (31/12/63) - 84 Bed capacity - 118

Funds: United Appeal

CHURCH HOME FOR THE AGED - 87 Bellevue Avenue 59

B2 Residential care for aged women who are in reasonably good health.

Serves: Metropolitan Toronto

Persons served (1963) 54

Bed capacity - 46

Positions: Prof. 2; Clerical 1

Funds: Payments for service

CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE - BELLEVUE NURSERY 59  
AND DAY CARE CENTRE - 96 Bellevue Avenue

D3 Day care for pre-school children of mothers who are the sole support of the family and others unable to care for their children; also before and after school care for young school-aged children (usually aged 6 - 9) of mothers of the same circumstances.

Capacity: full day care - 35

Before and after school care - 55

Also A1, B1 See also City of Toronto Department of Public Welfare -  
Administration Office, page 46.

JULIA GREENSHIELD MEMORIAL HOME - 586 University Avenue Spadina - 60

B2 Residential care for women aged 70 or more who are able to care for themselves. Also operates two co-operative homes.

Bed capacity - 28

Persons served (as of 31/12/61) - 27

Positions: Prof. 2; Clerical 0

Funds: Payments for service

METROPOLITAN TORONTO ASSOCIATION FOR RETARDED CHILDREN 60  
186 Beverley Street

P11 Counselling and rehabilitation for retarded children and their families

G4 Sheltered employment for moderately retarded persons aged 18 - 25 and for retarded persons aged 18 - 27. Occupational program for graduates of day school. Residential care and day school for children 6 - 14.

Also C4

Persons served (1963) - 700

Workshop - classrooms

Funds: Province of Ontario





TORONTO HEBREW RE-ESTABLISHMENT SERVICE - 152 Beverley St.

Spadina - 60

- F5 Interest-free loans up to \$500 (for business purposes, up to \$1,000) as a means of rehabilitation of persons over age 21 in need of financial assistance.

Serves: Ontario

Persons served (1963) 1,189

Positions: Prof. 1; Clerical 1

Funds: United Appeal

JEWISH IMMIGRANT AID SERVICES OF CANADA - 152 Beverley St.

60

- F4 Information and assistance to sponsors of Jewish immigrants; after arrival, aid in finding accommodation and employment, counselling on social and emotional problems of integration and referral where necessary.

Serves: Ontario

Persons served (1963) 439

Positions - Prof. 3; Clerical 2

Funds: United Jewish Welfare Fund

JEWISH VOCATIONAL SERVICE - 152 Beverley Street

60

- G1 Employment counselling, chiefly for young people in school with special requirements (e.g., the under-achiever, gifted student, handicapped, minority group member) and persons not attending schools. Assistance in formulating employment plans compatible with abilities.
- G2 Job placement service, mainly for disadvantaged and hard-to-place clients, such as new Canadians, older workers and the handicapped. Aid in finding jobs for which clients are suited.
- G4 Vocational rehabilitation services - workshop program for clients whose ability to find and adjust to employment is impaired by a mental, physical, emotional or cultural handicap. Counselling for workshop employees to aid their placeability in the competitive labour market.

Serves: Ontario

Workshop, meeting rooms

Employment counselling (1963) 1,817

Positions: Prof. 10-1/2; Clerical 3

Funds: United Appeal



JEWISH FAMILY AND CHILD SERVICE - 150 Beverley Street

Spadina - 60

- D1 Casework counselling for families and individuals (including elderly persons and immigrants) on such problems as marital or parent - child conflict, problems related to physical or mental ill health, etc. A limited amount of financial assistance is provided when necessary as part of the total casework plan. Program includes Family Life Education, an informal educational service for family groups dealing with problems common to all families. A foster home care service, and other special services, are a part of the casework services to elderly persons.
- D2 Foster home care for both wards and non-wards and adoption services, in conjunction with the Children's Aid Society of Metropolitan Toronto.
- F2 Casework services for unmarried mothers.

Serves: Metropolitan Toronto (and outside areas with no social agencies)  
Families served (1963) - 1,201

Offices in Jewish Community Services Building - auditorium, meeting rooms

Positions: Prof. 26-1/2; Clerical 10 Funds: United Appeal

ITALIAN IMMIGRANT AID SOCIETY - 136 Beverley Street

60

- F4 Job placement, information services and referrals, limited financial aid and related services for Italian immigrants.

Serves: Metropolitan Toronto Persons placed (1963) 327  
Funds: Contributions

C.O.S.T.I. - 136 Beverley Street

60

- F4 Training and re-training Italian residents of Toronto as an aid in integration. Industrial and commercial skills and trades taught; also classes in English. Encourage Italian residents to use existing educational resources.

Class rooms, meeting place (capacity about 100)

Persons served (1963) 1,273 Funds: Italian Government grant

TORONTO BOARD OF EDUCATION - CHILD ADJUSTMENT SERVICES  
155 College Street

60

- J Psychiatric, psychological and social work services in the Toronto schools; assessment and treatment of emotional disturbance, and referral for appropriate treatment where warranted. Emphasizes suitable placement of children with special problems or in special situations within the school system.

Also G3

Serves: Toronto Board of Education Schools Persons served (1963) - 6,004  
Offices in Board of Education building with auditoria, meeting rooms  
Positions (31/12/63): Prof. 50; Clerical 16  
Funds: City of Toronto Board of Education





BEVERLEY PRIVATE HOSPITAL - 230 Beverley Street

Spadina - 60

H2 Private hospital care of chronically ill adults.

Bed capacity - 18

Persons served (1962) 53

Positions: Prof. 9-1/2; Clerical 1

Funds: Ontario Hospital Services  
Commission

INGLIS HOUSE - 344 Dundas Street West

60

B7 Residential care for women aged 16 - 22 who require a group living experience and who are offenders or incipient offenders.

Bed capacity - 9

Monthly average persons served(1963) 9

Positions: Prof. 2; Clerical 1/2

Funds: Contributions

HEBREW NATIONAL ASSOCIATION - 37 Cecil Street

60

F5 Provision of glasses, dentures and other medical equipment to indigent people.

Serves: Ontario

Positions: Prof. 2

NATIONAL SANITARIUM ASSOCIATION - GAGE INSTITUTE CHEST CLINIC  
223 College Street

60

P13 Chest examinations and tuberculin tests for the identification and prevention of tuberculosis and diseases of the chest.

Serves: Metropolitan Toronto, York and Simcoe Counties and Muskoka and Parry Sound districts.

Number of examinations provided (1963) 249,852

Offices and clinic

Positions: Prof. 20; Clerical 35

Funds: Contributions

NEW MOUNT SINAI HOSPITAL - 550 University Avenue

60

H1 Public general active treatment hospital.

J Out-patient psychiatric diagnosis and treatment.

P7 General dental services, including orthodontia.

Bed capacity - 373

In-patients served (1962) 12,362

Positions: Prof. 308; Clerical 67

Out-patient psychiatric services 187

Funds: Ontario Hospital Services Commission



CATHOLIC SETTLEMENT HOUSE DAY NURSERY - 131 McCaul Street Spadina - 60

D3 Day care for children aged 2-1/2 to school age, for children of employed mothers or others unable to care for their children.

Nursery capacity - 80

Persons served (1963) 154

Positions: Prof. 8; Clerical 1

Funds: Contributions

ST. STANISLAUS DAY NURSERY - 25 Augusta Avenue

Spadina - 61

D3 Day care for children aged 2-1/2 to school age, for children of employed mothers or others unable to care for their children.

Nursery capacity - 70

Persons served (1963) 141

Positions: Prof. 5; Clerical 0

Funds: Payments for service

ONTARIO DEPARTMENT OF REFORM INSTITUTIONS - PAROLE AND REHABILITATION SERVICES - 343 University Avenue

Spadina - 62

F1 Rehabilitation services for men and women paroled or discharged from Ontario reformatories. Includes assistance in finding employment Also B7, P1 and housing; also material and financial aid.

Serves: Ontario

Persons served (1962) 6,460

Funds: Province of Ontario

UNIVERSITY SETTLEMENT - 23 Grange Road

62

Z A settlement house program and neighbourhood community centre. Group activities, nursery school, music school. Case work service.

Serves: Grange Park Area

Registrants (31/12/63) 2,066

Auditorium - meeting places

Positions: Prof. 17; Clerical 6

Funds: United Appeal and City of Toronto

GEORGINA HOUSES - 106 Beverley Street

62

B4 Residence for business girls from out of town and from 18 - 25 years of age.

Bed capacity - 84

Monthly (end-of-month) persons served (1963) 75

Funds: Payments for service





CHURCH OF THE GOOD SAMARITAN - 180 Simcoe Street Spadina - 62

B2 Residential care for elderly and handicapped needy men.  
Assistance in finding employment.

Bed capacity - 50

Monthly average persons served(1963) 46

Funds: Payments for service

SALVATION ARMY MEN'S SOCIAL SERVICE CENTRE Harbour - 63  
496 Richmond Street West

G4 Rehabilitation of men handicapped by an alcoholic problem or similar  
situation through a sheltered workshop program.

Workshop capacity - 70

Persons admitted (1963) 219

Positions: Prof. 5

Funds: Resale of articles repaired  
in workshop

CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE - ST. MARY'S NURSERY 63  
125 Bathurst Street

D3 Day care for pre-school children of mothers who are the sole support  
of their family or who for other reasons cannot care for their  
children.

Also A1, B1 Capacity - 35

(See also City of Toronto Department of Public Welfare - Administration  
Office, page 46.)

ONTARIO CANTEEN FUND - 204 Richmond Street West 63

F5 Financial and material aid to veterans of World War I and their  
dependents.

Serves: Ontario

Positions: Prof. 1

EVANGEL HALL - 573 Queen Street West 63

F5 Financial and material aid to needy families and individuals.  
Evening meal for men.

Kitchen - Chapel

Funds: Contributions

Meeting places

Serves: Dundas, Bathurst, Adelaide, Spadina



TORONTO AGED MEN'S AND WOMEN'S HOMES - 53 Belmont Street

Roseville - 69

Ewart House: 43 Belmont St. - Capacity - 66 women; persons served(31/12/63) 62

Tweedsmuir House: 51 Belmont St.- Capacity - 56 men; persons served(31/12/63) 49

Belmont House: 55 Belmont St.- Capacity- 129 women; persons served(31/12/63) 124

B2 Residential care for men and women aged 70 - 90 (sometimes from aged 65) who are mentally and physically fit.

Serves: Metropolitan Toronto

Positions: Prof. 6; Clerical 2

Funds: Payment for service

CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE -

Roseville - 70

JESSE KETCHUM NURSERY AND DAY CARE CENTRE - 7 Berryman Street

D3 Day care for pre-school children of mothers who are the sole support of the family and others unable to care for their children; also before and after school care for young school aged children (usually aged 6 - 9) of mothers of the same circumstances.

Also A1,

B1 Capacity: full day care: 100

Before and after school care: 60

See also City of Toronto Department of Public Welfare Administration Office, page 46.

TORONTO PSYCHIATRIC HOSPITAL - 2 Surrey Place

Roseville - 71

I In-patient service - 2 Surrey Place - covering full investigation and treatment, special research enquiries. Bed capacity - 72; Persons served (1963) - 424. All admissions on selective basis - voluntary, certificate (City of Toronto and York Township only). Warrant of remand from courts.

J Out-patient services:

(1) Adult Division - 241 Elizabeth Street - for treatment and re-habilitation. Persons served (1963) - 1,866.

P11 (2) Children's Division - 34 Grosvenor Street - consultation and treatment for persons under 16 years. Retardation Unit offers assessment, parent counselling and planning for the retarded child. Persons served (1963) - 587.

(3) Forensic Division - 863 Bay Street - services to courts of Metropolitan Toronto as well as referrals by physicians. Specializes in treatment of sexual deviations. Persons served (1963) - 548.

Day Hospital - 338 Elizabeth Street - Day time treatment (Monday - Friday) for persons over 18 years. Referral by physician. Persons served (1963) - 251.

Positions: Prof. 149; Clerical 62 Funds: Province of Ontario.





WOMEN'S COLLEGE HOSPITAL - 76 Grenville Street

Roseville - 71

H1 Public general active treatment hospital care.

I, J In-patient and out-patient psychiatric diagnosis and treatment.

Bed capacity: general - 279

Persons served: total - 8,590

psychiatric - 20

psychiatric - 156

Positions: Prof. 230-1/2; Clerical

Funds: Ontario Hospital Services  
Commission

YOUNG MEN'S CHRISTIAN ASSOCIATION - CENTRAL BRANCH RESIDENCE

71

40 College Street

B5 Residence for students, young businessmen and transients.

G1

Bed capacity - 206

Funds: Payments for service

YOUNG MEN'S CHRISTIAN ASSOCIATION - COUNSELLING SERVICE

71

18 Grenville Street

G1 Vocational counselling, including assessment of employability in  
B5 relation to job opportunities and aid in developing realistic  
educational or vocational goals.

Serves: Metropolitan Toronto  
Positions: Prof. 4; Clerical 1

Persons served (1963) 725  
Funds: United Appeal

CATHOLIC CHILDREN'S AID SOCIETY - 26 Maitland Street

Roseville - 72

D1 Protection of children from neglect through family casework aimed  
at improving a deteriorated family situation and preventing  
separation of the children from the family. Families served (1963) 1,999

D2 Child care for wards, and temporary care for non-wards, in foster  
and group homes and institutions. Adoption services.  
Children in care (1963) - 2,420

F2 Unmarried parents receive casework assistance in planning for  
themselves and their children. Unmarried mothers served (As of 31/12/63) 418

Also

C1 Serves: Metropolitan Toronto  
Funds: Municipal government

Meeting place (about 50)

ST. JOHN AMBULANCE SOCIETY - METROPOLITAN TORONTO BRANCH

72

60 Wellesley Street East

O Classes in first aid, home nursing and child care.

Serves: Metropolitan Toronto  
Funds: United Appeal

Persons trained (1963) 9,200  
Class rooms, meeting place



ORTHOPAEDIC AND ARTHROITIC HOSPITAL - 43 Wellesley Street East Roseville - 72

H1 Active treatment hospital care of bone and joint cripples.

Bed capacity - 96

Persons served (1963) - 778

Funds: Ontario Hospital Services Commission

SHOULDER SURGERY - 618 Church Street

72

H1 Private general active treatment hospital care.

Bed capacity - 30

FAMILY SERVICE ASSOCIATION OF METROPOLITAN TORONTO -  
ADMINISTRATION OFFICES - 22 Wellesley Street East

72

D1 Through nine branch offices, provides casework counselling for families and individuals on problems of personal and social adjustment, such as marital conflict, parent-child relationships, problems of old age, housing, budgeting, difficulties arising from illness, etc. A limited amount of financial aid is provided when necessary as part of a family's total treatment plan.

Serves: Through nine branches, Metropolitan Toronto excluding North York and Weston

Families served (1963)- 5,516

Facilities: Administrative offices primarily. Meeting place(capacity -about 50);

Positions: Prof. 47; Clerical 21-1/2

Kitchen

Funds: United Appeal

CHILDREN'S AID SOCIETY OF METROPOLITAN TORONTO  
33 Charles Street East

72

D1 Protection of children from neglect through family casework aimed at improving a deteriorated family situation and preventing separation of the children from the family. Children served (1963) - 10,194

D2 Child care for wards, and temporary care for non-wards, in foster and group homes and institutions. Adoption services.  
Children in care (1963) - 4,300

F2 Unmarried parents receive casework assistance in planning for themselves and their children. Unmarried mothers served(as of 31/12/63) - 323

Also

C1 Serves: Metropolitan Toronto through the central office at this address and two branches. Central office serves Metropolitan Toronto west of Victoria Park, south of Lawrence - Dixon.

Funds: Municipal and provincial  
governments

Meeting places

SALVATION ARMY GRACE HOSPITAL - 650 Church Street

72

H1 Obstetrical services and women's surgery.

Bed capacity - 109

Persons served (1962) - 4,839

Positions: Prof. 63-1/2; Clerical 16-1/2

Funds: Ontario Hospital Services Commission





ST. ELIZABETH VISITING NURSES' ASSOCIATION  
99 Gloucester Street

Roseville - 72

- M Visiting nurse services, including bedside care to medical and surgical patients in the home, rehabilitation aid for the chronically ill, treatment and health education; pre-and post-natal education; also serves Child Health Centres of specific municipalities on a contractual basis.

Serves: Metropolitan Toronto; Toronto Township  
Persons served (1963) - 2,303 Positions: Prof. 27; Clerical 3  
Funds: United Appeal

ELIZABETH FRY SOCIETY - 20 Maitland Street

72

- F1 An after-care and rehabilitation service for girls and women, aged 16 or more, who have been in conflict with the law. Casework counselling on such problems as interpersonal relationships, re-integration into community life. Referral to appropriate community resources where warranted -- such as psychiatric service, job re-training.
- B7 Residential care for female offenders after release from custody.

Bed capacity - 9 Serves: Metropolitan Toronto  
Meeting place Persons served (1963) - 516  
Positions: Prof. 4; Clerical 2 Funds: United Appeal

CANADIAN INDIAN CENTRE - 603 Church Street

72

- F5 Counselling and information services for Canadian Indians; also a group program.

Serves: Metropolitan Toronto Attendance (1963) - 6,023  
Meeting place Positions: Prof. 2  
Funds: Contributions

CANADIAN RED CROSS SOCIETY - TORONTO BRANCH - 460 Jarvis Street

72

- F5 Counselling and material aid for persons in emergency conditions; transportation of persons to clinics; sick-room equipment supplied; volunteer services in homes and hospitals.
- O Classes in first aid, home nursing and related health and safety services.

Serves: City of Toronto

Persons served (1963): Received sick room supplies - 1,635  
Received material relief - 703  
Received home nursing course - 209  
Received first aid course - 1,112

Auditorium, meeting places, class room



R.C.A.F. BENEVOLENT FUND - 14 Cawthra Square

Roseville - 72

- F5 Financial or material emergency assistance and advice for members or former members of the R.C.A.F. and their dependents. A voluntary service operating through the Department of Veterans Affairs.

TORONTO MENTAL HEALTH CLINIC - 514 Jarvis Street

72

- J Psychiatric consultation, diagnosis and treatment for children, adolescents and their parents. Program includes individual, group and family therapy and play therapy; casework counselling for parents and relatives.

Serves: Metropolitan Toronto  
Meeting place  
Funds: Ontario government

Persons served (1963) - 714  
Positions: Prof. 8; Clerical 3

WOMEN'S SHELTERED WORKSHOP - 90-92 Isabella Street

72

- G4 Sheltered employment and daytime care for women and men aged 55 or more who, because of social, economic or personal circumstances, need day care services and are not able to participate in the normal labour market.

Workshop, meeting place  
Funds: United Appeal

Persons served (1963) - 144

TORONTO GENERAL HOSPITAL - 101 College Street

Harbour - 73

- H1 Public general active treatment hospital care.  
I,J In-patient and out-patient psychiatric diagnosis and treatment.

Bed capacity - 1,415  
Positions: Prof. 948  
Funds: Ontario Hospital Services Commission

In-patients served (1962) - 27,275  
Out-patient psychiatric (1962) - 417





HOSPITAL FOR SICK CHILDREN - 555 University Avenue

Harbour - 73

H1 Public general active treatment hospital care for children up to  
J age 15. Out-patient psychiatric diagnosis and treatment for  
children up to age 15.

Bed capacity - 805

In-patients served (1963) - 25,065

Funds: Ontario Hospital Services Commission

LEGAL AID CLINIC - CITY HALL

73

F5 Assistance in legal matters to low-income persons.

Serves: York County

CITY OF TORONTO DEPARTMENT OF PUBLIC HEALTH - ADMINISTRATION OFFICE  
465 Bay Street

73

L Provides a broad preventive health service for the residents in  
the City of Toronto through the following services:  
Dental, Food Control and Sanitation, General Medical Services,  
Mental Health, Public Health Nursing, Communicable Disease  
Control and Epidemiology including tuberculosis and venereal  
disease, Statistical, and Ambulance (accidents and emergencies).  
Programs include maternal and child health; school health;  
adult health; dental inspection treatment and hygiene; mental  
health, psychological and child guidance consultation and  
counselling; immunization; public health nutrition; hospital  
health service nursing - a liaison service between the  
hospital and the home; food control and sanitation  
inspection; etc. The Department is in the midst of a five-  
year extension program placing dental hygiene services and  
mental health nurse services in the district offices.

Serves: City of Toronto from Head Office and Eight District Offices.  
Services (1963):

Home visits for adults - 23,913

Home visits for children - 19,470

Maternal and child health visits - 70,984

Positions: Prof. 276-1/2; Clerical 111



CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE - ADMINISTRATION  
OFFICES - 465 Bay Street

Harbour - 73

- A1 General welfare assistance, under the General Welfare Assistance Act, provided to breadwinners and their dependents who are in needy circumstances in the community (as defined in the Regulations) and who do not qualify for public aid under other applicable legislation. Program includes aid in obtaining work suitable to the capacities of partially employable welfare recipients, hostel care for indigent  
B1 homeless men in two hostels. Also the operation of eight nursery  
D3 centres providing all day care for pre-school children (aged 2-5) and part-day care for young school-aged children whose mothers are required to undertake employment outside their homes in order to support their families. The program includes administration of municipal funds for institutions for children and indigent aged persons, homemaking and nursing services, and nursing home care, investigation of applicants for hospital maintenance and homes for the aged, and funerals and burials for indigents.

Serves: City of Toronto through six welfare assistance offices, eight nursery - day care centres, two hostels (and the intake office for the hostels).

Persons served (1962):

Families provided welfare aid	- - 8,504
Separate individuals provided welfare aid	- 10,353
Lodging provided in hostels	- 124,910
Individual children cared for in nursery centre	- 894
in day care centre	- 289

PROVINCE OF ONTARIO: PROBATION SERVICES BRANCH - CENTRAL OFFICE  
481 University Avenue

73

- F1 Supervision of male and female persons granted suspended sentence and probation by the Courts, preparation of pre-sentence reports for courts; pre-release reports and parole supervision for the National Parole Board; supervision and counselling of persons appearing in Family Court litigations in all Counties and Districts of Ontario with the exception of Metropolitan Toronto, which has its own Juvenile and Family Court staff.

Serves: Ontario - Five branch offices in Metropolitan Toronto  
Positions: Prof. 180; Clerical 102 Funds: Province of Ontario  
Persons served (Ontario) 15,663

ANGELICAN INFORMATION SERVICES - 11 Trinity Square

73

- F5 Referral and information for newcomers and others with personal and social problems. Counselling and advice is also provided.

Serves: Metropolitan Toronto

Persons served (monthly average 1963) 80

ALCOHOLICS ANONYMOUS - 2 Gerrard Street West

Harbour - 73

- F1 Advice and companionship to alcoholics as a rehabilitative aid.

Meeting place





LAUGHLEN LODGE - 87 Elm Street

73

B2 Residential care for ambulatory, aged men and women.

Bed capacity - 190

Serves: Metropolitan Toronto and region

Persons served (as of 31/12/61) 143 Positions: Prof. 2; Clerical 1

Funds: Payments for service

ALCOHOLISM AND DRUG ADDICTION RESEARCH FOUNDATION - NARCOTIC ADDICTION  
UNIT; OUT-PATIENT DEPARTMENT - 221 Elizabeth Street

73

P1 Treatment and rehabilitation of drug addicts; also treatment,  
I, J rehabilitation, education, research on alcoholism.

Serves: Ontario

Funds: Province of Ontario

SALVATION ARMY WELFARE CENTRE - 148 Jarvis Street

Harbour - 74

F5 Counselling and financial or material aid to families and  
individuals; also visits courts and penal institutions to  
provide aid to prisoners, parolees and their relatives.

Serves: Metropolitan Toronto

Families served (Jan. 1964) 801

Individuals served (Jan. 1964) 6,752

YOUNG WOMEN'S CHRISTIAN ASSOCIATION - COUNSELLING SERVICE  
21 McGill Street

74

E1 Casework counselling for young adult women on problems of personal  
G1 or social adjustment; vocational and educational counselling.  
Also

B4 Serves: Metropolitan Toronto

Persons served (1963) 527

Positions: Prof. 4

Offices in Y.W.C.A. building - with  
auditorium, meeting rooms

Funds: United Appeal

SALVATION ARMY CORRECTIONAL SERVICES - 257 Victoria Street

74

F1 Rehabilitation, through counselling and material and financial aid,  
for former offenders; assistance in finding employment; visits to  
penal institutions.

Serves: Ontario

Persons contacted (1961) 30,022 (Ontario)

Funds: Contributions

SALVATION ARMY ANTI SUICIDE BUREAU - 257 Victoria Street

74

F5 Assists suicidal persons and prevents suicide through counselling  
and advice by special telephone arrangements, Referrals where  
appropriate.

Serves: Metropolitan Toronto region

Persons served (1963) 197

Funds: Contributions



SALVATION ARMY HARBOUR LIGHT CORPS - 160 Jarvis Street

Harbour - 74

P1 Rehabilitation centre for alcoholics.

Bed capacity - 72

Serves: Central Ontario

Funds: Contributions

ST. VINCENT DE PAUL SOCIETY - 240 Church Street

74

F1, Financial and material aid to offenders, including visits to penal  
5 institutions and courts; aid to families and individuals in need.

Serves: Metropolitan Toronto

Funds: Contributions

WILLARD HALL - 20 Gerrard Street East

74

B4 Residence for out-of-town girls aged 18 - 25.

ST. MICHAEL'S HOSPITAL - 30 Bond Street

74

H1 Public general active treatment hospital; in-patient and out-patient  
I,J psychiatric services.

Bed capacity - 800

In-patients served (1962) 19,900

Positions: Prof. 564-1/2; Clerical 121-1/2

Funds: Ontario Hospital Services Commission

MARYGLEN - 244 Church Street

74

B4 Residence for girls and women aged 18 - 35.

Bed capacity - 100

Monthly average persons served (1963) 80

Funds: Payments for service

CATHOLIC FAMILY SERVICES - 67 Bond Street

74

D1 Casework counselling to families and individuals on such problems as  
D2 marital conflict, parent-child conflict, social aspects of illness  
E1 (e.g., planning care for the ill), problems of housing, employment,  
F4 money management, etc. A limited amount of financial aid is provided  
when necessary as part of a family's total treatment plan.

Children's Dept. - Temporary foster care for children who are not wards,  
on a voluntary basis;

Immigration Dept. - Counselling, advice and financial assistance to immigrants

Youth Counselling - Casework service to boys, girls and their families  
on youth problems.

Serves: Metropolitan Toronto

Numbers served (1963): Families - 1,087

Positions: Prof. 29-1/2; Clerical 15

Children in care - 269

Funds: United Appeal

Monthly average immigrants - 71

Youth - 545





INSTITUTE OF TRAUMATIC, PLASTIC AND RESTORATIVE SURGERY  
251 Victoria Street

Harbour - 74

H1 Private active treatment hospital care for specialized surgical patients.

Bed capacity - 4

Persons served (1962) 617

Positions: Prof. 3; Clerical 2

Funds: Payments for service

YONGE STREET MISSION AND YOUTH CENTRE - 381 Yonge Street

74

B1 Counselling and financial and material aid for homeless and transient  
F5 men or needy families and individuals. Meals for men. Group activities.

Serves: Downtown Toronto

Door attendance (1963) 79,708

PRENATAL EDUCATION COMMITTEE OF METROPOLITAN TORONTO  
160 Bay Street

Harbour - 75

O Prenatal education, including fathers' classes, provided in centres throughout the area.

Serves: Metropolitan Toronto

Persons served (1963) 2,000

Positions: Prof. 1; Clerical 1

Funds: Payments for service

SOCIAL PLANNING COUNCIL - INFORMATION SERVICE  
160 Bay Street

75

F5 Information and referral to appropriate health, welfare and recreation services, or other community resource.

Serves: Metropolitan Toronto

Number of inquiries (1963) 12,016

Positions: Prof. 3; Clerical 1/2

Funds: United Appeal

NATIONAL EMPLOYMENT SERVICE - UNEMPLOYMENT INSURANCE COMMISSION  
TORONTO CENTRE OFFICE - COMMERCIAL AND PROFESSIONAL OFFICE  
118 Richmond Street West

75

A3 Unemployment insurance benefits to unplaced job applicants who are insured and eligible.

G1 Employment counselling for any persons seeking employment. The Special Placements Division provides specialized employment counselling to individuals with employment problems because of age (youth and senior citizens), or physical, mental, emotional or social handicaps.

G2 Job placement for applicants for commercial and professional positions.

Serves: City of Toronto between Victoria Park and Dovercourt-Oakwood Roads; Forest Hill; York Township east of Dufferin; North York south of Hwy. 401 and between Dufferin and Victoria Park Ave.



ROYAL ARMY BENEVOLENT FUND

ROYAL CANADIAN NAVY BENEVOLENT FUND - 36 Adelaide Street East Harbour - 76

- F5 Financial or material assistance for members of the Army and army veterans of World War II, and for members or former members of the Naval Service. A voluntary service operating through the Department of Veterans' Affairs.

CANADA DEPARTMENT OF VETERANS' AFFAIRS - 36 Adelaide Street East 76

- A2 War Veterans' Allowances for war veterans in need and their dependents.  
F5 Financial aid to veterans.  
Also A3

ONTARIO PROBATION SERVICES - CITY OF TORONTO - 57 Adelaide St. East 76

- F1 Supervision of male and female offenders over 16 years granted suspended sentence and probation by the Courts; pre-sentence, post-sentence and pre-release reporting for Courts; parole supervision for the Courts and National Parole Board.

Serves: City of Toronto, east of the Don River, and East York and Leaside  
See Ontario Probation Services - Central Office, page 46.

DOWNTOWN CHURCHWORKERS' ASSOCIATION - 145 Adelaide Street East 76

- F5 Financial and material assistance and counsel for needy persons in twelve Anglican parishes.

Serves: Downtown Toronto (12 parishes)

WORKMEN'S COMPENSATION BOARD - 90 Harbour Street Harbour - 77

- A3 Administers the Workmen's Compensation Act, whereby employees of employers under the Act injured in the course of their employment receive certain benefits: bi-weekly compensation payments for temporary disability, awards for permanent disability, payments to dependents if the injury results in death.  
P14 Also supplies medical aid and rehabilitation services, including re-training.

Serves: Ontario

TRAVELLERS' AID SOCIETY OF METROPOLITAN TORONTO - UNION STATION 77

- F3 Casework service, specializing in the problems of people away from home, the newly arrived and those enroute elsewhere.

Serves: Metropolitan Toronto region  
Positions: Prof. 4; Clerical 1

Persons served (1963) 7,154  
Funds: United Appeal





CITY OF TORONTO DEPARTMENT OF PUBLIC HEALTH - YORKVILLE OFFICE  
2398 Yonge Street

Laurelea - 84

- L Provides a district public health nursing and medical service. Public health nursing service covers maternal and child health, school health, adult health, including nutrition and mental health. This program is carried out in Child Health Centres and Immunization Centres, in the schools and through home visiting. A district physician performs public health medical duties in these connections. A specially-trained mental health nurse works in this district also.

Serves: City of Toronto north of Bloor, between Bathurst, the Don and the city limits.

Also P6,

- 13, J See City of Toronto Department of Public Health - Administration Office, page 45.

VICTORIAN ORDER OF NURSES - TORONTO BRANCH - NORTH TORONTO-  
LEASIDE DISTRICT OFFICE - 2269 Yonge Street

Laurelea - 85

Visiting nurse services, including bedside care to medical and surgical patients in the home, rehabilitative aid for the chronically ill, treatment and health education.

Serves: Leaside and the City of Toronto north of C.P.R. tracks and east of Winona-Davenport-Ossington.

See also Victorian Order of Nurses, page 58.

FAMILY SERVICE ASSOCIATION OF METROPOLITAN TORONTO - NORTH  
TORONTO BRANCH - 2559-A Yonge Street

85

- D1 Casework counselling for families and individuals on problems of social adjustment, such as marital conflict, parent-child relationships, problems of old age, or housing, budgeting, difficulties arising from illness, etc. A limited amount of financial aid is provided when necessary as part of a family's total treatment plan.

Families served: 437

Positions: Prof. 4; Clerical 1

Serves: City of Toronto between Bathurst, Bloor and the Don.

(See also Family Service Association - Administration Offices, page 42)

HOME CARE PROGRAM OF METROPOLITAN TORONTO - 96 Eglinton Ave. East

85

- N Co-ordinates a program of restorative and rehabilitative services for patients in their homes inclusive of selected cases dischargeable from hospital earlier than would normally or otherwise be the case.

Serves: Metropolitan Toronto  
Positions: Prof. 8-1/2; Clerical 2

Initiated: April 1, 1964.  
Funds: Federal-provincial health grants



PROVINCE OF ONTARIO DEPARTMENT OF PUBLIC WELFARE  
85 Eglinton Avenue East

Laurelea - 87

- A2 Public welfare assistance to persons in need who meet specific eligibility requirements. Program includes:  
Assistance to Widows and Unmarried Mothers; Blind Persons' Allowances; Disabled Persons Allowances; Mothers' and Dependent Children's Allowances; Old Age Assistance.

PROVINCE OF ONTARIO REHABILITATION SERVICES BRANCH  
85 Eglinton Avenue East

87

- G1, For disabled persons, medical social and vocational assessment,  
2, 3 treatment as indicated, vocational counselling and training if necessary, and employment placement.

Serves: Ontario

Funds: Province of Ontario

CITY OF TORONTO DEPARTMENT OF PUBLIC HEALTH - HEARING  
CONSERVATION CENTRE - 43 Millwood Road

Laurelea - 87

- P6 Tests children suspected of hearing loss and treats those with hearing defects; if necessary, refers to Metropolitan Toronto School for the Deaf, or other resources.

Also J, L,

P13 Serves: City of Toronto

Examined (1963) 577

See also City of Toronto Department of Public Health - Administration Offices, page 45.

CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE - DAVISVILLE NURSERY  
AND DAY CARE CENTRE - 41 Millwood Road

87

- D3 Day care for pre-school children of mothers who are the sole support of the family and others unable to care for their children; also before and after school care for young school aged children (usually aged 6 - 9) of mothers of the same circumstances.

Capacity: full day care - 40

Part-day care - 15

See City of Toronto Department of Public Welfare, page 46.

SALVATION ARMY - ISABEL AND ARTHUR MEIGHEN LODGE - 100 Davisville Ave.

87

- B2 Residential care for ambulatory aged men and women.

Bed capacity: 164. Auditorium

Positions: Prof. 5; Clerical 1

Persons served (as of 31/12/61) 160

Funds: Payments for service







VISITING HOMEMAKERS' ASSOCIATION - 400 Mt. Pleasant Road

Laurelea - 87

D4 Supervised Homemaker service to families with young children when the mother, because of illness, desertion, death or special circumstances, is unable to care for her family; serves elderly people who require assistance to remain in their homes; counselling on nutrition, food budgeting and home management for agencies and individuals.

Serves: City of Toronto, East York, North York, York, Forest Hill, Leaside, Swansea, Weston

Persons served (1963) - 1,239

Positions: Prof. 14-1/2; Clerical 6-1/2

Funds: United Appeal

CANADIAN CANCER SOCIETY - METROPOLITAN TORONTO

Laurelea - 89

443 Mt. Pleasant Road

P4 Cancer education and research. Dressing and home service for cancer patients, transportation to and from clinic; volunteer services in Princess Margaret Hospital and Toronto Western Hospital.

Serves: Metropolitan Toronto through ten units

Persons served (year ending 30/9/63) - 2,038

Positions: Prof. 3; Clerical 1

YOUNG WOMEN'S CHRISTIAN ASSOCIATION - WOODLAWN RESIDENCE

Forest Park - 91

80 Woodlawn Avenue East

B4 Residence for students and business girls aged 16 - 26, and transients.

Bed capacity - 151

Persons served (1963): residents 111

Also El, G1 Auditorium

transients 5,020

Funds: Payment for service

DEPARTMENT OF NATIONAL HEALTH AND WELFARE - FAMILY ALLOWANCES  
AND OLD AGE SECURITY DIVISION - 25 St. Clair Ave. E.

91

A4 Administers Family Allowances and Youth Allowances Acts - monthly payments by Federal Government for children under age 18. Also pays Family Assistance to children of immigrants during first year in Canada.

A4 Administers Old Age Security Act - monthly payments by Federal Government to persons aged 70 or more who meet residence qualifications.

DALMENY PRIVATE HOSPITAL - 8 May Street

Roseville - 94

H2, Chronic hospital care for elderly patients. In-patient  
I psychiatric diagnosis and treatment.

Bed capacity: Nervous ailments - 40

Persons served(31/12/62): Nervous

Positions: Prof. 16

ailments - 40

Funds: Ontario Hospital Services Commission



LOCKWOOD CLINIC HOSPITAL, LTD. - 300 Bloor Street East

Roseville - 95

H1 Public active treatment hospital care

Bed capacity - 39

Positions: Prof. 28; Clerical 11

Funds: Ontario Hospital Services Commission

ROSARY HALL ASSOCIATION - 264 Bloor Street East

95

B4 Residence for students and business girls aged 17 - 35.

Bed capacity - 130

Monthly average persons served(1963) 130

Funds: Payments for service

BLOORVIEW CHILDREN'S HOSPITAL - 278 Bloor Street East

95

H2 Public hospital care for chronically ill and disabled children aged 2 - 17 years. Services include occupational, physical, psychological and social services, speech, music and activity therapy, and schooling.

Bed capacity - 53

Persons served (1964) 56

Serves: Ontario

Positions: Prof. 21; Clerical 6

Funds: Ontario Hospital Services Commission

SISTERS OF SERVICE - 4 Wellesley Place

Don - 96

B4 Residence for girls aged 18 - 35.

Bed capacity - 25

Persons served (1963) 556

Funds: Payments for service

CHILDREN'S AID SOCIETY OF METROPOLITAN TORONTO - RECEIVING HOME  
15 Huntley Street, 136 Isabella Street

96

C1 Temporary residence for children coming into care of the Society until foster home or other arrangements can be made.

Also

D1,2 Capacity - 38

F2 (See Children's Aid Society, page 42)

CATHOLIC CHILDREN'S AID SOCIETY - NEIL MCNEIL RESIDENCE  
9 Wellesley Place

96

C1 Residential care for young teen-age boys in the care of the Society and for whom group care is indicated.

Bed capacity - 20

Monthly average persons served(1963) 11

Also D1,2 See Catholic Children Aid Society, page 41.

F2





FAIRHAVEN HOUSE - 123 Isabella Street

Don - 96

B2 Residential care for aged persons

Bed capacity - 26

Persons served (as of 31/12/62) 15

Funds: Contributions

WELLESLEY HOSPITAL - 160 Wellesley Street East

96

H1 Public active treatment hospital care; in-patient psychiatric  
I service.

Bed capacity: Total - 303

Persons served(1962): Total - 7,023

Psychiatric service - 29

Psychiatric - 308

Positions: Prof. 227-1/2; Clerical 102

Funds: Ontario Hospital Services Commission

ONTARIO CANCER INSTITUTE - PRINCESS MARGARET HOSPITAL  
500 Sherbourne Street

96

H1 Public hospital and clinic diagnosis and treatment of cancer  
P4 patients.

Bed capacity - 120

Serves: Ontario

Persons served (1962) - 2,035

Positions: Prof. 157; Clerical 94

Funds: Ontario Hospital Services Commission

CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE - CENTRAL SUB-OFFICE  
73 Howard Street

96

A1 General welfare assistance for unemployed employable persons.  
Also B1, D3

See City of Toronto Department of Public Welfare - Administration Office,  
page 46.

JOHN HOWARD SOCIETY OF ONTARIO - TORONTO OFFICE - 168 Isabella Street

96

F1 Casework counselling and rehabilitative after-care services to  
men discharged from penal institutions.

Serves: Metropolitan Toronto

Persons served (1963) 1,226

Positions: Prof. 8; Clerical 3

Funds: United Appeal

BIG BROTHER MOVEMENT - 504 Jarvis Street

96

E1 Provides individual Volunteer Big Brothers for individual  
fatherless boys. Professional social work staff also gives  
individual and group counselling to boys aged 6 - 16 and their  
mothers. Goal is to prevent and/or arrest behaviour and  
personality problems deriving from fatherlessness.

Serves: Metropolitan Toronto

Persons served (1963) 931

Meeting place

Positions: Prof. 9; Clerical 4

Funds: United Appeal



BIG SISTER ASSOCIATION - 34 Huntley Street

Don - 96

- E1 Casework counselling to girls aged 12 - 21 with behaviour,  
C2 personality or social problems and to their parents. Residential  
care for girls who require such service in conjunction with their  
casework treatment is to be available soon.

Serves: Metropolitan Toronto  
Meeting place; Kitchen  
Funds: United Appeal

Persons served (1963) 648  
Positions: Prof. 7-1/2; Clerical 3

VICTORIA DAY NURSERY - 539 Jarvis Street

96

- D3 Group day care for children aged 2 - 5 whose families need such  
service for economic, social or mental health reasons; also  
therapeutic group day care program for children with emotional  
or behaviour problems; day care for children under age 3 in agency  
supervised foster homes; casework service to the families of  
children in care.

Serves: Metropolitan Toronto  
Nursery capacity - 70  
Funds: United Appeal

Children in day care (1963) 67  
Positions: Prof. 4; Clerical 1-1/2

PROTESTANT CHILDREN'S HOMES - 380 Sherbourne Street

Don - 98

- D2 Casework assistance to families in planning for their children's  
care during periods of disruption - as, for example, hospitaliza-  
tion, death, desertion, etc. Care for children in foster homes  
when indicated; follow up counselling service to families.  
D3 Day care in supervised foster homes for pre-school children of  
working mothers.

Serves: Metropolitan Toronto (foster care); East York (day care)  
Numbers of children in foster care (1963) 160  
Positions: Prof. 12; Clerical 4 Funds: United Appeal

SALVATION ARMY WOMEN'S RECEIVING HOME - 432 Sherbourne Street

98

- B7 Residential care for transient women and girls and those remanded  
from a police court.

Bed capacity - 15  
Positions: Prof. 2; Clerical 1/2

Persons served (1963) 700  
Funds: Contributions





VICTORIAN ORDER OF NURSES - TORONTO BRANCH -  
CENTRAL DISTRICT OFFICE - 2 Homewood Avenue

Don - 99

- M Visiting nurse services, including bedside care to medical and surgical patients in the home, rehabilitative aid for the chronically ill, treatment and health education.

Serves: City of Toronto, south of the C.P.R. tracks and between Spadina and Broadview - Gerrard - Don River. Includes islands.

See also Victorian Order of Nurses, page 58.

CENTRAL NEIGHBORHOOD HOUSE - 349 Sherbourne Street

99

- Z Settlement house program focussing on personal, family and neighbourhood development, group services.

Serves: Bloor - Queen - Yonge - the Don

Meeting places, club rooms

Positions: Prof. 9; Clerical 2

Registrants (as of 31/12/63) 1,109

Funds: United Appeal

SALVATION ARMY - THE HOMESTEAD - 316 George Street

99

- P1 Residential care and treatment for rehabilitation of female drug addicts, alcoholics and prostitutes.

Bed capacity - 12

CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE - 319-345 George St.

99

- D3 Nursery and Day Care Centres Unit - 345 George Street  
Operates eight nursery centres and five day care centres.

- B1 Single Men's Services - Intake Office - 319 George Street -  
hostel care for indigent homeless men.  
Seaton House - 325 George St. - hostel for men who are unemployable  
for health reasons: Capacity - 250  
Men's Hostel - 335 George St. - temporary hostel for unemployed,  
employable homeless men: Capacity - 300

- A1 Central Main District Office - 339 George Street - General welfare  
assistance to unemployed, unemployable persons.

See City of Toronto Department of Public Welfare - Administration Office,  
page 46.



NATIONAL EMPLOYMENT SERVICE - UNEMPLOYMENT INSURANCE COMMISSION  
- Administration Office - 241 Jarvis Street

Don - 99

- A3 Unemployment insurance benefits to unplaced job applicants who are insured and eligible.
- G1 Employment counselling for any persons seeking employment. The Special Placements Division provides specialized employment counselling to individuals with employment problems because of age (youth and senior citizens), or physical, mental, emotional or social handicaps.
- G2 Job placement for applicants.

Serves: Metropolitan Area through five zone offices.

JUVENILE AND FAMILY COURT OF METROPOLITAN TORONTO  
311 Jarvis Street

99

- C3 Trial court for cases of juvenile delinquency, child neglect and domestic relations. Services include: children's observation-
- D1 detention home, for detainment of juveniles prior to court
- E2 appearance and for personal-social assessment; casework services
- J for families with marital discord; casework counselling and psychiatric services for juveniles who are placed on probation.

Serves: Metropolitan Toronto

CENTRAL PRIVATE HOSPITAL - 331 Sherbourne Street

99

- H1 Private active treatment hospital care.

Bed capacity - 73

Positions: Prof. 59; Clerical 11

Persons served (1962) 14,593

Funds: Ontario Hospital Services  
Commission

VICTORIAN ORDER OF NURSES - TORONTO BRANCH  
- Administration Office - 281 Sherbourne Street

99

- M Visiting nurse services, including bedside care to medical and surgical patients in the home, rehabilitative aid for the chronically ill, treatment and health education.

Serves: Metropolitan Toronto, excepting Weston, North York and York Township through 8 district offices.

Persons served (1963) 10,116

Positions: Prof. 111; Clerical 19

Funds: United Appeal





GOOD NEIGHBOURS' CLUB - 298 Sherbourne Street

Don - 99

F5 Club for unemployed, homeless men over age 50. Counselling, job placement, some financial or material aid.

Meeting place - about 50

Positions: Prof. 2; Clerical 1

Serves: Metropolitan Toronto

Persons served (as of 31/12/63) 1,837

Funds: United Appeal

NATIONAL EMPLOYMENT SERVICE - UNEMPLOYMENT INSURANCE COMMISSION -  
INDUSTRIAL AND TRADES OFFICE (MALE) - 290 George Street

99

A3 Unemployment insurance benefits to unplaced job applicants who  
G1 are insured and eligible. Employment counselling and job  
G2 placement for men in industry and trades.

Serves: Toronto Central Area: Lakeshore - Dovercourt - Oakwood - Dufferin -  
Hwy. 401 - Victoria Park Ave.

NATIONAL EMPLOYMENT SERVICE - UNEMPLOYMENT INSURANCE COMMISSION  
INDUSTRIAL AND TRADES OFFICE (FEMALE) - 200 Dundas Street East

99

A3 Unemployment insurance benefits to unplaced job applicants  
G1 who are insured and eligible. Employment counselling and  
G2 job placement for women in industrial and trades.

Serves: Toronto Central Area: Lakeshore - Dovercourt - Oakwood - Dufferin -  
Hwy. 401 - Victoria Park Ave.

FAMILY SERVICE ASSOCIATION OF METROPOLITAN TORONTO - MOSS PARK -  
YORKVILLE BRANCH AND EAST TORONTO-RIVERDALE BRANCH  
18 Gifford Street

Don - 100

D1 Casework counselling for families and individuals on problems of  
social adjustment, such as marital conflict, parent-child  
relationships, problems of old age, housing, budgeting, difficulties  
arising from illness, etc. A limited amount of financial aid is  
provided when necessary as part of a family's total treatment  
plan.

Families served: 1,458

Positions: Prof. 12; Clerical 4

Serves: City of Toronto east of Bathurst and south of Bloor - Danforth

SALVATION ARMY MEN'S HOSTEL - 135 Sherbourne Street

Don - 101

B1 Hostel for transient and homeless men.

Bed capacity - 500

Serves: Metropolitan Toronto



CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE - REGENT PARK SOUTH  
NURSERY AND DAY CARE CENTRE - 26 Blevins Place

Don - 102

D3 Day care for pre-school children of mothers who are the sole support of the family and others unable to care for their children; also before and after school care for young school aged children (usually aged 6 - 9) of mothers of the same circumstances.

Also A1, B1

Capacity: full day care - 42 before and after school care - 23

See also City of Toronto Department of Public Welfare Administration Office, page 46.

GOOD SHEPHERD REFUGE - 412 Queen Street East

102

B1 Living accommodation for unemployed, transient and homeless men.

Bed capacity - 70

Positions: Prof. 3

Funds: Contributions

UNITED CHURCH WELFARE INDUSTRIES - 139 Jarvis Street

Harbour - 103

G4 Sheltered employment of persons who, because of physical handicaps or old age, cannot find employment in the open market.

FRED VICTOR MISSION - 139 Jarvis Street

103

B1 Shelter and meals for homeless, transient and unemployed men,  
F5 including counselling and financial and material aid for families.  
B2 Older Men's Home is a residence for older men.

Bed capacity - Mission - 106  
Older Men's Home - 65

Funds: Contributions

SOCIETY FOR CRIPPLED CIVILIANS - 91 Jarvis Street

103

G4 Rehabilitation services for handicapped persons. Includes  
P14 vocational assessment and training, sheltered workshop, home-bound employment and job placement.

Serves: Metropolitan Toronto primarily  
Workshop  
Funds: United Appeal

Persons served (1963) 4,512  
Positions: Prof. 9; Clerical 12





DIXON HALL - 58 Sumach Street

Harbour - 103

F5 Financial and material assistance for families. Leisure-time program.

Serves: City of Toronto south of Carlton, between Sherbourne and the Don.

Registrants (31/12/63) 2,047

Meeting place

Positions: Prof. 2 ; Clerical 1

Funds: United Appeal

BEVERLEY LODGE - 417 King Street East

103

B7 Residence for male offenders aged 16 - 25; aid in finding employment and social rehabilitation.

Bed capacity - 9

Serves: Ontario

Persons served (1963) 30

Positions: Prof. 2

Funds: Contribution

VICTORIAN ORDER OF NURSES - TORONTO BRANCH - EAST YORK-  
DANFORTH DISTRICT OFFICE - 731 Pape Avenue

Danforth - 108

M Visiting nurse services, including bedside care to medical and surgical patients in the home, rehabilitative aid for the chronically ill, treatment and health education.

Serves: Area bounded on the north by North York and Leaside, on the west by the City limits and the Don, on the south by Hogarth - Wroxeter - Jones - Gerrard Street to Coxwell and to Woodbine, C.N.R. Tracks to City limits and on the east by City limits.

See also Victorian Order of Nurses - Administration Office, page 58.

HOPE HARBOUR - 88 Dewhurst Blvd.

108

B7 Residence for women who are on probation or parole or on discharge from Ontario reformatories or courts.

Bed capacity - 10

Service initiated April, 1964

CANADIAN DIABETIC ASSOCIATION - TORONTO AND DISTRICT BRANCH  
674 Broadview Ave.

Danforth - 109

P8 Diet and related counselling for diabetics; health education and research.

Serves: Metropolitan Toronto region.



WORKING BOYS' HOME - 2 Montcrest Blvd.

Danforth - 109

C1 Residential care for boys aged 15 - 18 who, because of home problems, need such care.

Bed capacity - 70

Persons served (1963) 176

Positions: Prof. 4; Clerical 1

Funds: Payments for service

MAYFAIR PRIVATE HOSPITAL - 682 Broadview Avenue

109

H1 Active treatment and minor surgery

Bed capacity - 16

Persons served (1962) 1,097

Positions: Prof. 4; Clerical 1

Funds: Ontario Hospital Services  
Commission

CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE - ST. BARNABAS NURSERY  
175 Hampton Avenue

109

D3 Day care for pre-school children of mothers who are the sole support of their family or who for other reasons cannot care for their children.

Also A1,

B1 Capacity - 50

See also City of Toronto Department of Public Welfare - Administration Office, page 46.

TORONTO BOARD OF EDUCATION - ADULT TRAINING CENTRE

Danforth - 111

(1) 540 Jones Avenue

(2) 323 Keele Street

G3 Provides vocational training for adults whose job skills have become obsolete in the current labour market, or whose level of education is so low as to permit them to undertake only unskilled labour. Living allowances are paid the trainees.

Also J

Funds: Province of Ontario, Federal Government (Program 5)





CITY OF TORONTO DEPARTMENT OF PUBLIC HEALTH - MOSS PARK  
AND RIVERDALE OFFICES - 430 Broadview Avenue

Danforth - 112

L Provides a district public health nursing, medical, and dental hygiene service. Public health nursing service covers maternal and child health, school health, adult health, including nutrition and mental health. This program is carried out in Child Health Centres and Immunization Centres, in the schools and through home visiting. A district physician performs public health medical duties in these connections. Additional to the dental inspection and treatment service provided in the schools, a dental hygiene team operates in the Riverdale district office. A specially-trained mental health nurse works in this district also.

Serves: City of Toronto between Yonge and Greenwood - Knox Avenues  
Also P6, 13,

J See City of Toronto Department of Public Health - Administration  
Office, page 45.

SALVATION ARMY GIRLS HOME - 450 Pape Avenue

112

B3 Residential care for unmarried mothers during pregnancy.

Bed capacity - 20

Persons served (1963) - 144

Funds: Contributions

RIVERDALE HOSPITAL - St. Matthew's Road

112

H1,2 Public active treatment hospital for chronically ill and convalescent patients.

Bed capacity - 528

Persons served (1963) 607

Serves: Metropolitan Toronto

Positions: Prof. 70; Clerical 12

Funds: Ontario Hospital Services Commission

ST. MATTHEW'S LODGE - 301 Broadview Avenue

Greenwood - 114

B2 Residential care of men and women aged 65 or more in reasonably good health.

Bed capacity - 16

Serves: Ward 1

Persons served (1963) 17

YOUNG MEN'S CHRISTIAN ASSOCIATION - EASTVIEW BRANCH RESIDENCE  
275 Broadway Avenue

114

B5 Residence for students, young businessmen and transients.

G1

Bed capacity - 24

Funds: Payments for service



BOYS' HOME - 186 Booth Avenue

Greenwood - 117

C1 Residential care for boys aged 5 or more.

Bed capacity - 8

Positions: Prof. 1

Monthly average persons served(1963) 8

Funds: Contributions

WOODGREEN COMMUNITY CENTRE - 835 Queen Street East

117

Z A settlement house program focussing on personal, family and  
D3 neighbourhood development. Group program. Day care service for  
children of employed mothers.

Serves: City of Toronto - South of Gerrard and between the Don River  
and Leslie Street

Auditorium, meeting place

Positions: Prof. 14; Clerical 5

Persons served - 1,500

Funds: United Appeal

EPILEPSY INFORMATION CENTRE OF METROPOLITAN TORONTO

117

835 Queen Street East

P9 Counselling, information and referral to appropriate services and  
group programs for epileptics.

Serves: Metropolitan Toronto

Funds: United Appeal

Positions: Prof. 1; Clerical 1

VICTORIAN ORDER OF NURSES - TORONTO BRANCH -

Danforth - 124

BEACH-RIVERDALE DISTRICT OFFICE - 299 Main Street

M Visiting nurse services, including bedside care to medical and  
surgical patients in the home, rehabilitative aid for the  
chronically ill, treatment and health education.

Serves: North - C.N.R. Railway Tracks to Woodbine Avenue, Gerrard St. East  
to Coxwell, Gerrard Street East to Jones Avenue, Wroxeter Avenue,  
Hogarth Avenue;

West - Don River from opposite Hogarth Avenue to Gerrard Street East,  
Broadview Avenue to Lake Ontario; South - Lake Ontario;

East - City limits.

See also Victorian Order of Nurses, page 58.

ADULT CEREBRAL PALSY INSTITUTE OF METROPOLITAN TORONTO

Beaches - 128

718 Kingston Road

B6 Residential care for cerebral palsied adults.

Bed capacity - 6

Funds: Contributions





CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE - COXWELL  
NURSERY - 1631 Queen Street East

Greenwood - 129

D3 Day care for pre-school children of mothers who are the sole support of their family or who for other reasons cannot care for their children.

Also A1,

B1 See also City of Toronto Department of Public Welfare - Administration Office, page 46.

CITY OF TORONTO DEPARTMENT OF PUBLIC WELFARE - EAST OFFICE :  
1631 Queen Street East

129

A1 General welfare assistance at East Main District Office for unemployed unemployable persons and, at East Sub-Office, for unemployed employable persons.

Serves: City of Toronto east of Sherbourne - Bloor Viaduct

Also B1,

D3 See City of Toronto Department of Public Welfare - Administration Office, page 46.

CITY OF TORONTO DEPARTMENT OF PUBLIC HEALTH - EAST END BRANCH  
1631 Queen Street East

129

I Provides a district public health nursing, medical, and dental hygiene service. Public health nursing service covers maternal and child health, school health, adult health, including nutrition and mental health. This program is carried out in Child Health Centres and Immunization Centres, in the schools and through home visiting. A district physician performs public health medical duties in these connections. Additional to the dental inspection and treatment service provided in the schools, a dental hygiene team operates in this district office. A specially-trained mental health nurse works in this district also.

Serves: City of Toronto east of Greenwood - Knox Avenues

Also P6, 13

J See City of Toronto Department of Public Health - Administration Office, page 45.

MULTIPLE SCLEROSIS SOCIETY OF CANADA - TORONTO CHAPTER  
89 Southvale Drive

Laurelea - 136

P10 Research, community education and information on multiple sclerosis; provides social affairs and other services, including equipment to patients registered with the society.

Serves: Metropolitan Toronto  
Positions: Prof. 1; Clerical 0

Number of patients on register(1963) 122  
Funds: United Appeal



ONTARIO SOCIETY FOR CRIPPLED CHILDREN CENTRE  
350 Rumsey Road

Laurelea - 136

H3 Rehabilitation hospital and clinic care for crippled children  
P14 through age 18.

Bed capacity - 105

Persons served (1962) 273

Serves: Ontario

Positions: Prof. 67

Funds: Ontario Hospital Services Commission

LEASIDE DEPARTMENT OF WELFARE - 235 McRae Drive

Laurelea - 137

A1 Under the General Welfare Assistance Act, provides financial aid to persons in need and for whom no other public welfare aid is available.

CANADIAN RED CROSS SOCIETY - LEASIDE BRANCH  
164 Randolph Road

137

F5 Material aid for persons in emergency conditions; transportation of persons to clinics; sick-room equipment supplied volunteer services in homes and hospitals.

O Classes in first aid, home nursing and related health and safety services.

Serves: Leaside

TORONTO REHABILITATION CENTRE - 345 Rumsey Road

137

P14 Rehabilitation, services for mentally and physically handicapped in the Centre on an out-patient basis, through home service care and casework service of March of Dimes.

Serves: Metropolitan Toronto

Persons served (1963) 568

Positions: Prof. 24; Clerical 7

Funds: United Appeal

METROPOLITAN TORONTO POLICE DEPARTMENT - YOUTH BUREAU  
2000 Weston Road

Black Creek - 139

E2 Investigation of offenses by juveniles under 16 and apprehension of offenders. Works in close liaison with Juvenile Court and social agencies.

Serves: Metropolitan Toronto

Juveniles contacted (1963) 7,099

Positions: Prof. 19; Clerical 2

Funds: Municipal government

VICTORIAN ORDER OF NURSES - WESTON BRANCH  
31 King Street, Weston

139

M Visiting nurse services, including bedside care to medical and surgical patients in the home, rehabilitative aid for the chronically ill, treatment and health education.

Serves: Weston and a portion of North York

Funds: United Appeal

Positions: Prof. 3-1/2





NORTH YORK AND WESTON FAMILY SERVICE CENTRE - WEST OFFICE  
1904 Jane Street, Weston

Black Creek - 139

- D1 Casework counselling to families and individuals on such problems as marital or parent-child conflict, budgeting and debts, the social aspects of illness, etc.

Serves: Weston

CANADIAN RED CROSS SOCIETY - WESTON BRANCH  
1944 Weston Road, Weston

139

- F5 Counselling and material aid for persons in emergency conditions;  
0 transportation of persons to clinics; sick-room equipment supplied;  
volunteer services in homes and hospitals.  
0 Classes in water safety services.

Serves: Weston

WESTON BOARD OF HEALTH - 2000 Weston Road, Weston

139

- L Public health services, including nursing services, health education, communicable disease control, environmental sanitation.

WESTON DEPARTMENT OF WELFARE - 2000 Weston Road, Weston

139

- A1 Under the General Welfare Assistance Act, provides financial aid to persons in need and for whom no other public welfare aid is available.

NATIONAL EMPLOYMENT SERVICE - WESTON OFFICE  
2048 Weston Road, Weston

139

- A3 Unemployment insurance benefits to unplaced job applicants who are insured and eligible.  
G1 Employment counselling for any persons seeking employment.  
G2 Job placement for applicants.

Serves: Weston; Etobicoke east of Hwy. 27 between Hwy. 401 and Richview Sideroad; York Township west of Dufferin and North York south of Hwy. 401 west of Dufferin.

HUMBER MEMORIAL HOSPITAL - 200 Church Street, Weston

139

- H1 Public active treatment hospital care. In patient psychiatric  
I service.

Bed capacity - 325  
Positions: Prof. 339

Persons served (1963) 9,817  
Funds: Ontario Hospital Services  
Commission



TORONTO HOSPITAL - WESTON - 82-84 Buttonwood Avenue

Black Creek - 139

H1 Public and out-patient treatment hospital care for tuberculosis patients.

Bed capacity - 464

Persons served: 1,134

Positions: Prof. 178; Clerical 30

Funds: Province of Ontario

H2 Chronic hospital care

Bed capacity - 150

Persons served (1963): 200

Funds: Ontario Hospital Services Commission

MIMICO DEPARTMENT OF WELFARE - 261 Royal York Road

Lakeshore - 142

A1 Under the General Welfare Assistance Act, provides financial aid to persons in need and for whom no other public welfare aid is available.

MIMICO DEPARTMENT OF HEALTH - 261 Royal York Road

142

L Public health services, including nursing services, health education, communicable disease control, environmental sanitation.

NEW TORONTO DEPARTMENT OF HEALTH - 185 Fifth Street

Lakeshore - 145

L Public health services, including nursing services, health education, prenatal classes, communicable disease control, environmental sanitation.

NEW TORONTO DEPARTMENT OF WELFARE - 185 Fifth Street

145

A1 Under the General Welfare Assistance Act, provides financial aid to persons in need and for whom no other public welfare aid is available.

LAKESHORE BOARD OF EDUCATION - JOB RETRAINING CLASSES  
71 - 2nd Street

145

G3 Provides vocational training for adults whose job skills have become obsolete in the current labour market, or whose level of education is so low as to permit them to undertake only unskilled labour. Living allowances are paid the trainees.

Funds: Province of Ontario Federal Government (Program 5)





ONTARIO HOSPITAL - NEW TORONTO - 3130 Lakeshore Blvd. W. Lakeshore - 146

I,J In-patient and out-patient psychiatric diagnosis and treatment.

Bed capacity - 1,100

Persons served (1962) 1,099

Serves: Peel, Simcoe Counties and York County west and north of Toronto

Funds: Province of Ontario

Positions: Prof. 87; Clerical 35

CANADIAN RED CROSS SOCIETY - LAKESHORE BRANCH  
2977 Lake Shore Blvd. West

Lakeshore - 147

- F5 Referral and material aid for persons in emergency conditions;  
sick-room equipment supplied, volunteer services hospitals.  
O Classes in first aid, home nursing and related health and safety  
services.  
D4 Homemaker service to families and individuals.

Serves: Lakeshore communities.

FAMILY SERVICE ASSOCIATION OF METROPOLITAN TORONTO -  
LAKESHORE-ETOBICOKE OFFICE - 3295 Lake Shore Blvd. West

Lakeshore - 148

- D1 Casework counselling for families and individuals on problems  
of social adjustment, such as marital conflict, parent-child  
relationships, problems of old age, housing, budgeting, difficulties  
arising from illness, etc. A limited amount of financial aid is  
provided when necessary as part of a family's total treatment  
plan.

Serves: Lakeshore communities and Etobicoke.

Families served: 828

Positions: Prof. 6; Clerical 2

See also Family Service Association - Administration Offices, page 42.

LONG BRANCH DEPARTMENT OF WELFARE - 3700 Lake Shore Blvd. West

148

- A1 Under the General Welfare Assistance Act, provides financial aid  
to persons in need.

Serves: Long Branch

LONG BRANCH DEPARTMENT OF HEALTH - 3700 Lake Shore Blvd. West

148

- L Public health services, including nursing services, health  
education, communicable disease control, environmental  
sanitation.

Serves: Long Branch



NATIONAL EMPLOYMENT SERVICE - UNEMPLOYMENT INSURANCE Lakeshore - 148  
COMMISSION - LONG BRANCH OFFICE - 3253 Lake Shore Blvd. West

- A3 Unemployment insurance benefits to unplaced job applicants who are insured and eligible.
- G1 Employment counselling for any person seeking employment.
- G2 Job placement for applicants.

Serves: Lakeshore communities and Etobicoke south of Bloor.

SWANSEA PUBLIC HEALTH DEPARTMENT - 207 Windermere Avenue Swansea Park - 149

- L Public health services, including nursing services, health education, communicable disease control, environmental sanitation.

Serves: Swansea

SWANSEA DEPARTMENT OF WELFARE - 95 Lavinia Avenue 149

- A1 Under the General Welfare Assistance Act, provides financial aid to persons in need and for whom no other public welfare aid is available.

Serves: Swansea

FOREST HILL DEPARTMENT OF HEALTH AND WELFARE Forest Park - 153  
666 Eglinton Ave. West

- L Public health services, including nursing services, health education, communicable disease control, environmental sanitation.
- A1 Under the General Welfare Assistance Act, provides financial aid to persons in need and for whom no other public welfare aid is available.

Serves: Forest Hill

SHEPHERD LODGE - 3760 Sheppard Avenue East, Agincourt Scarborough West - 159

- B2 Residential care for men and women aged 65 or more in reasonably good health.

Bed capacity - 150  
Serves: Ontario

Persons served (1963) 103  
Positions: Prof. 3; Clerical 2

BETHEL HOME, INC. - 3762 Sheppard Avenue East 159

- B3 Residential care for unmarried mothers during pregnancy.

bed capacity - 16





FLORENCE NIGHTINGALE HOME  
2606 Midland Avenue, Agincourt

Scarborough West - 160

B2 Residential care for aged women, members of the Eastern Star.

PROVIDENCE VILLA AND HOSPITAL - 3276 St. Clair Ave. East

Birch Park - 166

B2 Villa - Residential care for the aged. Bed capacity - 530

H2 Hospital - Chronic-convalescent hospital care. Bed capacity:

Chronic - 78

Convalescent - 40

CHILDREN'S AID SOCIETY OF METROPOLITAN TORONTO

Birch Park - 167

- EAST BRANCH - 843 Kennedy Rd., Scarborough

D1 Protection of children from neglect through family casework aimed at improving a deteriorated family situation and preventing separation of the children from the family.

D2 Child care for wards, and temporary care for non-wards, in foster and group homes and institutions. Adoption services.

F2 Unmarried parents receive casework assistance in planning for themselves and their children.

Serves: Metropolitan Toronto east of Victoria Park - Eglinton - Bayview - Hwy. 401 - Victoria Park

See Children's Aid Society, page 42.

NATIONAL EMPLOYMENT SERVICE - UNEMPLOYMENT INSURANCE COMMISSION - SCARBOROUGH  
2753 Eglinton Avenue East

Scarborough Centre - 168

A3 Unemployment insurance benefits to unplaced job applicants who are insured and eligible.

G1 Employment counselling for any person seeking employment. The Special Placements Division provides specialized employment counselling to individuals with employment problems because of age (youth and senior citizens), or physical, mental, emotional or social handicaps.

G2 Job placement for applicants.

Serves: Victoria Park Ave. - Midline Ave. - Struffville Rd. - Pickering Town Line - Lake Ontario

VILLAGE - 3701 Danforth Avenue

Birch Park - 173

B6 Residence, with vocational school, for orthopaedically handicapped  
G3 boys aged 16 - 18.



SACRED HEART CHILDREN'S VILLAGE  
3275 St. Clair Avenue East

Birch Park - 174

C2 Group care and treatment for boys aged 3 - 14.

Bed capacity - 44  
Persons served (1963) 58

Serves: Metropolitan Toronto  
Positions: Prof. 7-1/2; Clerical 2

TORONTO EAST GENERAL AND ORTHOPAEDIC HOSPITAL  
Coxwell Avenue

East York - 178

H1, Public general active treatment hospital care; in-patient and  
I,J out-patient psychiatric diagnosis and treatment.

Bed capacity - 600  
Positions: Prof. 495

Persons served (1962) 19,702  
Funds: Ontario Hospital Services  
Commission

EAST YORK-LEASIDE MENTAL HEALTH CLINIC - 833 Coxwell Ave.

178

J Psychiatric diagnosis and treatment for children and adults.  
Program includes individual, group and family therapy and,  
play therapy; casework counselling for parents and relatives.

Serves: East York and Leaside  
Positions: Prof. 6; Clerical 2-1/2

Persons served (1963) 298  
Funds: Government of Canada

EAST YORK-LEASIDE HEALTH UNIT  
Coxwell and Mortimer Avenues

East York - 179

L Public health services, including nursing services, health  
education, communicable disease control, environmental sanitation.

Serves: East York and Leaside

EAST YORK DEPARTMENT OF WELFARE - Coxwell and Mortimer

179

A1 Under the General Welfare Assistance Act, provides financial aid  
to persons in need and for whom no other public welfare aid is  
available.

Serves: East York

SALVATION ARMY CHILDREN'S VILLAGE - 1132 Broadview Avenue

East York - 181

C1 Residential care for girls aged 6 or more.

Bed capacity - 36  
Positions: Prof. 1

Serves: Metropolitan Toronto  
Funds: Contributions





VICTOR HOME FOR GIRLS - 1102 Broadview Avenue

East York - 181

B3 Residential care for unmarried mothers during pregnancy.

Bed capacity - 27

Persons served (1963) 150

Positions: Prof. 1; Clerical 1

Funds: Contributions

INA GRAFTON GAGE HOME - 2 O'Connor Drive

181

B2 Residential care for women aged 70 - 87 who are in reasonably good health.

Bed capacity - 51

Persons served (31/12/61) 56

Funds: Payments for service

FAMILY SERVICE ASSOCIATION OF METROPOLITAN TORONTO -  
EAST YORK OFFICE - 1354 Woodbine Avenue

East York - 185

D1 Casework counselling for families and individuals on problems of social adjustment, such as marital conflict parent-child relationships, problems of old age, housing, budgeting, difficulties arising from illness, etc. A limited amount of financial aid is provided when necessary as part of a family's total treatment plan.

Serves: East York      Families served: 329      Positions: Prof. 2; Clerical 1  
See Family Service Association of Metropolitan Toronto, page 42.

CANADIAN ARTHRITIS AND RHEUMATISM SOCIETY  
TORONTO BRANCH - 60 Overlea Blvd.

Lawrence East - 189

P2 Education through assessment and/or treatment toward physical and social rehabilitation of rheumatic sufferers in the home.

Persons served (1963) 1,839

Funds: United Appeal

ALCOHOLISM AND DRUG ADDICTION RESEARCH FOUNDATION  
ALCOHOLICS UNIT - 1468 Victoria Park Avenue

Lawrence East - 190

Pl.,

I, J Treatment and rehabilitation of alcoholics.

CANADIAN NATIONAL INSTITUTE FOR THE BLIND  
1929 Bayview Avenue

Lawrence East - 196

P3    Rehabilitation program for the blind; includes a sheltered  
G4    workshop and Clarkewood, a residence for older blind men and  
B6    women.

Bed capacity (Clarkewood) 126

Persons served (year ending  
31/3/63) - 2,130 (Metro)

Workshop; Auditorium

Serves: Metropolitan Toronto region



CANADA DEPARTMENT OF VETERANS' AFFAIRS -  
PENSION COMMISSION - Sunnybrook Hospital

Lawrence East - 196

A3 Government insurance benefits for veterans  
Also A2,  
F5

SUNNYBROOK HOSPITAL - Bayview Avenue

L96

H1 Active treatment hospital care for veterans; in-patient and  
I,J out-patient psychiatric diagnosis and treatment.

Bed capacity - 1,372

Persons served (1962) 1,999

NORTH YORK BRANCH OF EDUCATION - JOB RETRAINING CLASSES  
15 Oakburn Crescent, Willowdale

Lawrence East - 199

G3 Provides vocational training for adults whose job skills have  
become obsolete in the current labour market, or whose level  
of education is so low as to permit them to undertake only  
unskilled labour. Living allowances are paid the trainees.

Funds: Province of Ontario Federal Government (Program 5)

NORTH YORK WELFARE DEPARTMENT - 5151 Yonge Street, Willowdale

Don East - 200

A1 Under the General Welfare Assistance Act, provides financial  
aid to persons in need and for whom no other public welfare aid  
is available.

Serves: North York

CANADIAN RED CROSS SOCIETY - NORTH YORK BRANCH  
7 McKee Avenue, Willowdale

200

F5 Counselling and material aid for persons in emergency conditions;  
transportation of persons to clinics; sick-room equipment  
supplied; senior citizens' services  
O Classes in first aid, home nursing and related health and safety  
services.

Serves: North York





VICTORIAN ORDER OF NURSES - NORTH YORK BRANCH  
5151 Yonge Street, Willowdale

Don East - 200

- M Visiting nurse services, including bedside care to medical and surgical patients in the home, rehabilitative aid for the chronically ill, health education for prenatal, post natal patients.

Serves: North York between Steeles and the City limits, C.N.R. Tracks on the west and Victoria Park Avenue.

NATIONAL EMPLOYMENT SERVICE - UNEMPLOYMENT INSURANCE COMMISSION  
- NORTH YORK OFFICE - 4985 Yonge Street, Willowdale

200

- A3 Unemployment insurance benefits to unplaced job applicants who are insured and eligible.  
G1 Employment counselling for any person seeking employment. The Special Placements Division provides specialized employment counselling to individuals with employment problems because of age (youth and senior citizens), or physical, mental, emotional or social handicaps.  
G2 Job placement for applicants.

Serves: Metropolitan Toronto north of Hwy. 401 and between Victoria Park and Dufferin Street and area north of Metro.

ST. JOHN'S CONVALESCENT HOSPITAL  
285 Cummer Avenue, Willowdale

Don East - 201

- H3 Hospital care for convalescent patients.

Bed capacity - 210  
Positions: Prof. 75; Clerical 17

Persons served (1963) 2,190  
Funds: Ontario Hospital Services  
Commission

CHILDREN'S AID SOCIETY - YORK COTTAGE  
5412 Yonge Street

Don East - 203

- C1 Residential care for wards of the Children's Aid Society.

Bed capacity - 22  
See Children's Aid Society, page 42.

NORTH YORK BRANSON HOSPITAL - 555 Finch Avenue West, Willowdale

203

- H1 Public general active treatment hospital care.

Bed capacity - 160  
Positions: Prof. 124-1/2; Clerical 55  
Persons served (1962) 7,430  
Funds: Ontario Hospital Services  
Commission



ONTARIO PROBATION SERVICES - WILLOWDALE OFFICE  
5290 Yonge Street, Willowdale

Don East - 203

F1 Supervision of male and female offenders over 16 years of age granted suspended sentence and probation by the Courts; pre-sentence reporting for Courts, pre-release reports; parole supervision for the National Parole Board.

Serves: North York and southern townships of York County

GORDON BELL CLINIC - 15 Harshaw Avenue

203

F1 Private clinic for the treatment of alcoholics. Includes in-patient service.

Bed capacity - 9

Persons served (1963) 360

Positions: Prof. 7-1/2; Clerical 3

Funds: Payment for service

WILLOWDALE PRIVATE HOSPITAL - 32 Ellerslie Ave.

203

I In-patient rehabilitation of alcoholics.  
F1

CHILDREN'S AID SOCIETY OF METROPOLITAN TORONTO - NORTH BRANCH  
5414 Yonge Street, Willowdale

203

D1 Protection of children from neglect through family casework aimed at improving a deteriorated family situation and preventing separation of the children from the family.

D2 Child care for wards, and temporary care for non-wards, in foster and group homes and institutions. Adoption services.

F2 Unmarried parents receive casework assistance in planning for themselves and their children.

Serves: Metropolitan Toronto north of Lawrence - Dixon and west of Victoria Park - Eglinton - Bayview - Hwy. 401 - Victoria Park.  
See Children's Aid Society, page 42.

NORTH YORK AND WESTON FAMILY SERVICE CENTRE  
5248 Yonge Street, Willowdale

203

D1 Casework service to families and individuals and group counselling on such problems as marital or parent-child conflict, budgeting and debts, the social aspects of illness, etc.

Families served: 930

Positions: Prof. 8-1/2; Clerical 5

Serves: North York and Weston through two offices.





NORTH YORK BOARD OF HEALTH - 5000 Yonge St., Willowdale

Don East - 204

L Public health services, including nursing services, health education, communicable disease control, environmental sanitation.

JEWISH HOME FOR THE AGED; BAYCREST HOSPITAL  
3560 Bathurst Street

Lawrence West - 210

B2 Residential care for aged, including special nursing care.  
Unit for care of aged suffering from mental dysfunction  
H2 Hospital - Chronic - convalescent hospital care.

Bed Capacity - home - 200 - served (1963) 241  
hospital - 87 - served (1962) 316

OPERATION RELIANCE INC.  
63 Torbarrie Road, Downsview

North Humber - 217

G4 Sheltered employment for disabled persons.

Funds: Contributions

BOYS' VILLAGE - 1651 Sheppard Avenue West, Downsview

North Humber - 218

C2 Residential treatment centre for emotionally disturbed boys  
aged 10 - 13; day care for disturbed boys 8 - 12 and child  
guidance clinic for boys 7 - 16.

Bed capacity - 10  
Positions: Prof. 15; Clerical 7

Serves: Metropolitan Toronto  
Funds: Contributions

REHABILITATION INDUSTRIES, INC. - WORKSHOP FOR  
THE DISABLED - 156 Bentworth Avenue

Lawrence West - 220

G4 Sheltered employment for disabled persons.

ST. MARY'S TRAINING SCHOOL - 3044 Dufferin Street

Lawrence West - 225

C3 Residential care for delinquent or potentially delinquent girls  
under age 16.

Bed capacity - 160

Monthly average persons served  
(1963)

170



NORTHWESTERN GENERAL HOSPITAL - 2175 Keele Street

York Central - 234

H1 Public general active treatment hospital; out-patient care.

Bed capacity - 252

Persons served (1962) 9,134

Positions: Prof. 202; Clerical 58

Funds: Ontario Hospital Services  
Commission

CRADLESHIP CRECHE OF YORK TOWNSHIP

York Central - 235

48 Regent Street

D3 Day care and nursery school for children aged 2 - 5 whose mothers are employed or otherwise cannot care for their children.

Capacity - 45

Persons served (1963) 84

Serves: York Township

Positions: Prof. 6; Clerical 1

Funds: United Appeal

FAMILY SERVICE ASSOCIATION - ST. CLAIR-YORK TOWNSHIP BRANCH

235

1651 Keele Street

D1 Casework counselling for families and individuals on problems of social adjustment, such as marital conflict, parent-child relationships, problems of old age, housing, budgeting, difficulties arising from illness, etc. A limited amount of financial aid is provided when necessary as part of a family's total treatment plan.

Families served: 510

Positions: Prof. 5; Clerical 2

Meeting place (50); Kitchen

Serves: York Township and the City of Toronto between Bathurst and the Humber, north of St. Clair.

See Family Service Association, page 42.

YORK TOWNSHIP CHILD AND ADOLESCENT GUIDANCE CLINIC

York Central - 236

2701 Eglinton Avenue West

J Out-patient psychiatric diagnosis and treatment.

Serves: York Township

Persons served (1962)

Positions: Prof. 4; Clerical 1

Funds: Government

ONTARIO PROBATION SERVICES — EGLINTON WEST OFFICE

York Central - 237

2600 Eglinton Ave. W.

F1 Supervision of male and female offenders over 16 years of age granted suspended sentence and probation by the Courts; pre-sentence and pre-release reporting for Courts; parole supervision for the National Parole Board.

Serves: York Township, Swansea, Weston, Forest Hill and part of North York.





YORK TOWNSHIP DEPARTMENT OF HEALTH  
2700 Eglinton Avenue West

York Central - 237

- L Public health services, including nursing services, health education, communicable disease control, environmental sanitation.

Serves: York Township

YORK TOWNSHIP DEPARTMENT OF PUBLIC WELFARE  
2700 Eglinton Avenue West

237

- A1 Under the General Welfare Assistance Act, provides financial aid to persons in need and for whom no other public welfare aid is available.

Serves: York Township

YORK TOWNSHIP ASSOCIATION FOR THE RETARDED - PROGRESS  
TRAINING CENTRE - 78 Industry Street

237

- G4 Sheltered workshop for retarded.  
P11

YORK TOWNSHIP ASSOCIATION FOR THE RETARDED  
64 Havey Avenue

York West - 240

- P11 School for retarded children of I.Q. 50 or less, aged 5 - 16.  
Also  
G4 Serves: York Township

ONTARIO DEPARTMENT OF REFORM INSTITUTIONS -  
ONTARIO REFORMATORY - MIMICO

Southern Etobicoke - 251

- B7 Reformatory for men; program includes psychiatric services,  
P1 a school and vocational training.

Persons in custody (31/3/63) 123 Serves: Ontario

ALEX G. BROWN MEMORIAL CLINIC - MIMICO REFORMATORY

251

- P1 Treatment and rehabilitation of inmates with an alcoholic problem.  
B7 Drug Addiction Clinic - Mimico Reformatory  
In-patient rehabilitation of addicts who are reformatory inmates.

Bed capacity - 25 Serves: Ontario



QUEENSWAY GENERAL HOSPITAL - Sherway Drive

Southern Etobicoke - 254

H1 Active treatment public general hospital.

Bed capacity 182

Persons served (1962) 6,493

Positions: Prof. 209; Clerical 48

Funds: Ontario Hospital Services  
Commission

ONTARIO PROBATION SERVICES - LAMBTON MILLS OFFICE  
4213 Dundas Street West

Southern Etobicoke - 259

F1 Supervision of male and female offenders over 16 years of age  
granted suspended sentence and probation by the Courts; pre-  
sentence and pre-release reporting for Courts; parole supervision  
for the National Parole Board.

Serves: Etobicoke, Mimico, New Toronto and Long Branch

CANADIAN RED CROSS SOCIETY - ETOBICOKE BRANCH  
4891 Dundas Street West, Islington

Southern Etobicoke - 262

- F5 Counselling and material aid for persons in emergency conditions;  
transportation of persons to clinics; sick-room equipment supplied;  
volunteer services in hospitals, senior citizens' services.
- O Classes in first aid, home nursing and related health and safety  
services.
- D4 Homemaker service to families during the incapacity of the mothers.

Serves: Etobicoke

VICTORIAN ORDER OF NURSES - TORONTO BRANCH -  
ETOBICOKE-LAKESHORE DISTRICT OFFICE - 3341 Bloor St. West

262

M Visiting nurse services, including bedside care to medical and  
surgical patients in the home, rehabilitative aid for the  
chronically ill, treatment and health education.

Serves: Etobicoke (except Humber Heights) and the Lakeshore  
communities.

ETOBICOKE DEPARTMENT OF PUBLIC HEALTH  
550 Burnhamthorpe Road

Southern Etobicoke - 264

L Public health services, including nursing services, health  
education, communicable disease control, environmental sanitation.

Serves: Etobicoke





ETOBICOKE DEPARTMENT OF SOCIAL SERVICES  
550 Burnhamthorpe Road

Southern Etobicoke - 264

- A1 Under the General Welfare Assistance Act, provides financial aid to persons in need and for whom no other public welfare aid is available.
- B2 Operates the Willows, a residence for the aged.

Serves: Etobicoke

ETOBICOKE DEPARTMENT OF SOCIAL SERVICES -  
THE WILLOWS - 56 Neilson Ave.

Southern Etobicoke - 271

- B2 Residence for women aged 60 or more in good health.

Also

A1 Bed capacity - 6

Monthly average persons served(1963) 6

METROPOLITAN TORONTO DEPARTMENT OF WELFARE  
AND HOUSING - KIPLING ACRES

Northern Etobicoke - 272

- B2 Residential and nursing care for persons aged 60 or more.

Also F5

Bed capacity - 390

Persons served (31/12/63) 363

Serves: Metropolitan Toronto

Funds: Province of Ontario

FAMILY SERVICE ASSOCIATION - LAKESHORE-ETOBICOKE BRANCH  
REXDALE OFFICE - 1218 Islington Avenue North, Rexdale

272

- D1 Casework counselling for families and individuals on problems of social adjustment, such as marital conflict, parent-child relationship, problems of old age, housing, budgeting, difficulties arising from illness, etc. A limited amount of financial aid is provided when necessary as part of a family's total treatment plan.

Serves: Lakeshore - Etobicoke district, primarily northern area.

See also Family Service Association - Administration Offices, page 42.

THISTLETOWN HOSPITAL - THISTLETOWN

Northern Etobicoke - 274

- I In-patient psychiatric diagnosis and treatment for emotionally disturbed children aged 5 - 12.

Bed capacity - 64

Persons served (31/12/62) 63

Serves: Ontario

Funds: Province of Ontario



METROPOLITAN TORONTO ASSOCIATION FOR RETARDED  
CHILDREN - HAROLD LAWSON SCHOOL AND RESIDENCE  
1712 Ellesmere Road

Scarborough East - 281

C4 Residential care and day school for children aged 5 - 18 with  
P11 I.Q.'s of 50 or less.

Bed capacity - 46  
Also G4

Monthly average persons served(1963) 25

SCARBOROUGH GENERAL HOSPITAL - 3050 Lawrence Avenue East, Scarborough

281

H1 Public general active treatment hospital care.  
J Out-patient psychiatric service.

Bed capacity - 340  
Positions: Prof. 323

Persons served (1962) 14,057  
Funds: Ontario Hospital Services  
Commission

METROPOLITAN TORONTO DEPARTMENT OF WELFARE AND  
HOUSING - BENDALE ACRES - 2950 Lawrence Ave. East

Scarborough West - 282

B2 Residential and nursing care for persons aged 60 or more.  
Also F5

Bed capacity - 332  
Serves: Metropolitan Toronto

Persons served (31/12/63) 311  
Funds: Province of Ontario

ROSALIE HALL - 3020 Lawrence Avenue East

282

B3 Residential care for unmarried mothers during pregnancy.

Bed capacity - 30  
Positions: Prof. 3-1/2; Clerical 1

Persons served (1963) 186  
Funds: Municipal government

ONTARIO PROBATION SERVICES - SCARBOROUGH OFFICE  
2222 Eglinton Avenue East, Scarborough

Scarborough Centre - 284

F1 Supervision of male and female offenders over 16 years of age  
granted suspended sentence and probation by the Courts; pre-  
sentence and pre-release reporting for Courts; parole supervision  
for the National Parole Board.

Serves: Scarborough





VICTORIAN ORDER OF NURSES - TORONTO BRANCH - Birch Park - 287  
SCARBOROUGH DISTRICT OFFICE - 80 Falmouth Ave., Scarborough

- M Visiting nurse services, including bedside care to medical and surgical patients in the home, rehabilitative aid for the chronically ill, treatment and health education.

Serves: Scarborough

FAMILY SERVICE ASSOCIATION - SCARBOROUGH TOWNSHIP BRANCH 287  
2651 Eglinton Avenue East

- D1 Casework counselling for families and individuals on problems of social adjustment, such as marital conflict, parent-child relationships, problems of old age, housing, budgeting, difficulties arising from illness, etc. A limited amount of financial aid is provided when necessary as part of a family's total treatment plan.

Serves: Scarborough; Families served: 879; Positions: Prof. 6; Clerical 2  
See Family Service Association, page 42.

SCARBOROUGH DEPARTMENT OF PUBLIC WELFARE Birch Park - 288  
2001 Eglinton Avenue East

- A1 Under the General Welfare Assistance Act, provides financial aid to persons in need and for whom no other public welfare aid is available.

SCARBOROUGH HEALTH DEPARTMENT - 2001 Eglinton Avenue East 288

- L Public health services, including nursing services, health education, communicable disease control, environmental sanitation.

CANADIAN RED CROSS SOCIETY - SCARBOROUGH BRANCH 288  
24 Civic Road, Scarborough

- F5 Referral and material aid for persons in emergency conditions; transportation of persons to clinics; sick-room equipment supplied.  
O Classes in first aid, home nursing and related health and safety services.  
D4 Homemaker service to families and individuals.

Serves: Scarborough



ST. BERNARD'S CONVALESCENT HOSPITAL  
685 Finch Avenue West, Willowdale

Sheppard - 293

H3 Public hospital care for convalescent patients.

Bed capacity - 60  
Positions: Prof. 9; Clerical 3

Persons served (1962) 449  
Funds: Ontario Hospital Services  
Commission

HUMEWOOD HOUSE ASSOCIATION - 40 Humewood Drive

York East - 297

B3 Residential care and casework for unmarried mothers during pregnancy.

Bed capacity - 26  
Positions: Prof. 3-1/2; Clerical 1

Persons served (1963) - 125  
Funds: United Appeal

VICTORIAN ORDER OF NURSES - YORK TOWNSHIP BRANCH  
165 Sellars Avenue

York Central - 298

M Bedside nursing care and health teaching, medical and surgical patients, pre-natal and post-natal mothers and the newborns, in the homes.

Serves: York Township  
Positions: Prof. 10-1/2; Clerical 1-1/2

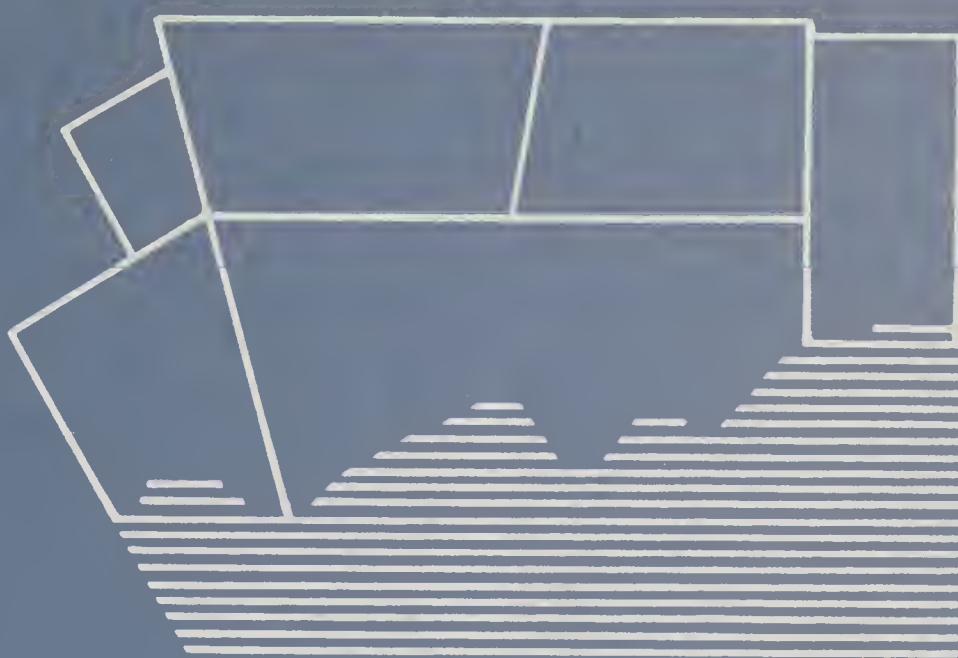
Persons served (1963) 1,182  
Funds: United Appeal

SELECTED AGENCIES LOCATED NEAR METROPOLITAN TORONTO SERVING A SUBSTANTIAL PROPORTION OF METROPOLITAN TORONTO RESIDENTS:

- B3 Armagh - Clarkson - Residence for unmarried mothers; Bed capacity - 22
- B2 Metropolitan Toronto Department of Welfare and Housing - Greenacres -  
Newmarket: Residential and nursing care for elderly persons;  
Bed capacity - 630  
Ontario Department of Reform Institutions - reformatories for adults,  
training schools for juveniles
- B7 Men's Training Centre - Brampton
- B7 Women's Training Centre - Brampton
- C3 St. John's Training School - Uxbridge
- I,J Ontario Hospital - Whitby - Psychiatrics - Bed capacity - 1,140
- B8 Ontario Hospital - Aurora - care for retarded adults
- C2 Warrendale - Newmarket - Residential treatment centre and foster home  
service for emotionally disturbed girls - Centre capacity - 27
- B7 House of Concord (Salvation Army) - Residences for men aged 16 - 21 on  
probation - Serves: Ontario
- B2 Carmel Heights - Erindale - Home for the aged - Bed capacity - 60
- C1 Loyal True Blue and Orange Home - Richmond Hill - Child care -  
Bed capacity - 100







**Metropolitan Toronto Planning Board**

**URS**

**URBAN RENEWAL STUDY**

**SOCIO-ECONOMIC CORRELATES  
OF HOUSING CONDITION**

*A study to develop a recommended over-all renewal program for Metropolitan Toronto being undertaken by the Metropolitan Toronto Planning Board assisted by a grant administered by the Central Mortgage and Housing Corporation under the provisions of Section 33(1)(h) of the National Housing Act of 1954.*

C. J. LAURIN  
*Chairman*

W. G. MESSER  
*Vice-Chairman*

E. COMAY  
*Commissioner of Planning  
and Secretary-Treasurer*

W. WRONSKI  
*Deputy Commissioner*

SAMUEL J. CULLERS  
*Study Director*

URBAN RENEWAL STUDY — METROPOLITAN TORONTO PLANNING BOARD

501 YONGE STREET, SUITE 8

TORONTO 5, ONTARIO

TELEPHONE WA 4-2104-5

PREPARED UNDER CONTRACT FOR THE  
URBAN RENEWAL STUDY  
OF THE  
METROPOLITAN TORONTO PLANNING BOARD

by

Brian J. L. Berry and Robert A. Murdie

August 1965

SOCIO-ECONOMIC CORRELATES  
OF HOUSING CONDITION

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CORRELATES



# SOCIO-ECONOMIC CORRELATES OF HOUSING CONDITION

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- 1. Introduction
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# SOCIO-ECONOMIC CORRELATES OF HOUSING CONDITION

## I. INTRODUCTION

### 1. Purpose

This report documents the findings of a study of census data designed to clarify the socio-economic correlates of housing condition in the Metropolitan Toronto Planning Area. The purpose of the study was to aid in the classification of the various parts of the Planning Area according to need for renewal treatment. Maps accompanying the report detail such a classification, and were prepared following completion of several multivariate statistical analyses of variables indexing housing quality and condition and the social and economic factors which are associated with residential deterioration.

Such an analysis of census information was required for several reasons:

- (a) It was considered desirable to compile all information relative to the determination of obsolescence and blight on a basis which would be consistent throughout the Metropolitan Area. The census data on housing condition, despite the limitation of being based upon a 20% sample and the unknown effect of enumerator bias, provide sufficiently reliable indicators of areas of residential blight to be used in conjunction with the results of field surveys and other studies.
- (b) The development of an over-all program of urban renewal which involves decisions to clear, rehabilitate, or conserve areas is not simply a question of evaluating physical conditions. Essentially such actions affect people and require adjustments in their ways of living and working. In every community predominant characteristics of the population such as income, family size and composition, ethnic composition, and degree of residential stability, should be understood so that the social and economic environment of public programs attempted in the areas be properly taken into account. These general census characteristics serve also as indices of financial ability and desire to maintain and improve property. Social and economic information, therefore, must be considered in determining the objectives of any possible renewal action and in evaluating the feasibility of various measures which may be proposed to improve these areas. For example, the possibility of a rehabilitation program succeeding in a stable deteriorating area occupied by home-owning families of moderate income is considerably greater than in a similarly deteriorating area occupied by tenant families with equal or lower incomes.





- (c) An important reason for commercial obsolescence in the metropolitan area is the presence of economic obsolescence or blight. Economic blight can, in this context, be deemed to exist when there is insufficient demand for retail facilities, creating vacancies and marginal operating conditions. Previous studies have confirmed that there is a close relationship between population distribution and income levels and the volume of sales, number of stores, variety of stores, and store area. The special census analysis was designed to provide this environmental information on a small area basis, to assist in investigating in Toronto this relationship between the consumer and the retail facilities he requires, and thus to assist in defining areas of present or potential economic obsolescence. A separate report by James W. Simmons details the findings of the commercial studies.

## 2. Staffing

The study was undertaken on a contractual basis by Dr. Brian J. L. Berry, Professor of Geography, University of Chicago, and Mr. Robert A. Murdie, Ph.D. candidate in the Department of Geography, University of Chicago. Mr. Murdie's dissertation will examine in detail the changing socio-economic structure of Metropolitan Toronto.

## 3. Approach

The work was undertaken in two phases. Phase I was based upon published census data.\* Seventy-five census variables relating to social and economic characteristics and to housing condition and quality were selected for analysis. Census tracts were utilized as the units of observation. Phase II utilized unpublished census data for the Metropolitan Toronto Planning Area obtained on computer tapes from the Dominion Bureau of Statistics. Forty-six census variables related to household characteristics were chosen. In this phase, enumeration areas, smaller units than census tracts, were selected for study.

In each phase a multivariate statistical technique called factor analysis was used to reduce the large number of census variables, many of them interrelated, to the few independent underlying dimensions, called factors, which were responsible for the correlations among the census variables. A more detailed discussion of the multivariate technique and the steps followed in this study is provided in Section III.

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\* Canada, Dominion Bureau of Statistics, Census of Canada, 1961. Population and Housing Characteristics by Census Tracts, Toronto, Catalogue 95-530.

(c)

to represent a series of observations. It is the purpose of the present study to determine whether this is the case. The observations are taken at regular intervals, and the results are compared with the results of a theoretical model. The model is based on the assumption that the observations are independent and identically distributed. The results of the model are compared with the results of the observations. The results of the model are found to be in good agreement with the results of the observations. This suggests that the observations are indeed independent and identically distributed.

### References

1. J. D. Smith, "The Theory of the Distribution of the Results of a Series of Observations," *Philosophical Transactions of the Royal Society of London*, vol. 180, pp. 1-100, 1800.
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### Appendix

The following table gives the results of the observations. The first column gives the number of observations, the second column gives the results of the observations, and the third column gives the results of the theoretical model. The results of the observations are found to be in good agreement with the results of the theoretical model.

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## II. SUMMARY OF FINDINGS

### 1. Phase I

Because of their high degree of interrelation, the seventy-five census variables could be reduced to six major factors. Of these factors, two were particularly relevant to an understanding of housing deterioration and its social and economic determinants.

The factor called Economic Achievement shows that there is an underlying pattern in Metropolitan Toronto according to which low value housing is correlated with such variables as low levels of education, labouring occupations, many lodgers, many persons per household and per room (i. e., overcrowding), and large numbers of recent immigrants. Note that while measures of overcrowding are associated with low economic achievement, variables related to housing condition are independent of this variable. Low economic achievement has little to do with poor housing conditions in the Metropolitan Area.

Variables relating to housing condition do occur, however, in the factor called Household Characteristics which summarizes an associated group of variables describing lack of household amenities. Correlated with the absence of, or lack of exclusive use of certain amenities are a high percentage of single people, females employed in service occupations, and low income. A more detailed analysis of these relationships is presented in Phase II where many more characteristics pertaining to housing condition were examined using smaller units of analysis, enumeration areas, to facilitate separation of special types of poor housing condition.

After marking the location of the varying degrees of Economic Achievement on the map, it was found that two sectors of relatively low economic achievement extend east and west along Lake Ontario, while a third stretches towards the northwest, and is closely associated with the major areas of Italian settlement in Metropolitan Toronto.

A mapping of the Household Characteristics factor revealed, not unexpectedly, that the oldest sections of Toronto tend to have a deficiency of basic household amenities. A large census tract in the northeastern corner of Scarborough Township also exhibits a high negative score on this factor. This is a predominantly rural area within which a number of farmsteads and other dwelling units did not have such amenities as a flush toilet, bath, etc.





## 2. Phase II

Factor analysis revealed that the 46 initial census variables selected for Phase II could be summarized in the form of eight major factors of which three are particularly important for urban renewal purposes.

Factor 2 is closely associated with single attached housing in which occupants live at high densities. Construction of these dwellings took place mainly before 1920. Variables measuring the need for minor structural repair, lack of car ownership, and low value homes are to a lesser extent related to this factor.

Factor 5 is associated with the lack of household amenities such as a mechanical refrigerator and a television set, the sharing of bath and toilet facilities, and - furnished rental units. To a lesser extent this factor is related to pre-1920 construction, little car ownership, and the lower end of the rental scale. It would seem that this factor is isolating sections of the Metropolitan area characterized by a predominance of rooming houses.

Factor 7 is closely associated with a lack of household amenities such as a furnace, hot and cold water, and a bath. Also related to this factor are variables measuring low house value and the need for major structural repair.

Upon mapping the factor scores for enumeration areas, it was found that those which exhibit high scores on Factor 2 are located outside the central core in older residential areas.

High scores on Factor 5 reveal a concentration of areas in the central core of Toronto. In addition, enumeration areas with high scores on this factor are scattered throughout the low income sector to the northwest.

In the older sections of the city three areas display high scores on Factor 7. Enumeration areas located in relatively under-developed peripheral sections of the Planning Area also score highly on the factor.

The following two sections present the two phases in detail. Technical data are included for those who may be interested.





### III. PHASE I

#### 1. Introduction

The purpose of the first phase of the study was to analyze the spatial distribution of residential blight in 1961 on a comparable basis for the entire Metropolitan Area and to examine the social and economic conditions which are correlated with residential blight.

#### 2. Technique

Techniques of multivariate statistical analysis - in particular, factor analysis - were used throughout the study. The purpose of these kinds of analysis is:

- (a) To eliminate from further study those variables which are redundant; that is, those which contribute nothing to an understanding except what has already been provided by other more basic variables.
- (b) To explore the complex interrelationships which exist between the variables and to summarize the important relationships in a few basic patterns, called "factors".

Multivariate analysis is a way of studying simultaneously many different items of information recorded for many different observations. In the analysis reported here, study was made of seventy-five census variables measured for each of the two hundred and ninety-nine Census Tracts and four rural areas (excluding Toronto Gore) in the Metropolitan Toronto Planning Area. (Census Tracts which were primarily non-residential were not included.) Complex analysis on such a scale is only made possible through the ability of the computer to handle many items of information and to make simultaneous mathematical computations such as coefficients of correlations and eigenvalue-eigenvector manipulations relating all of the information.

The computations in this study required that the University of Chicago's IBM 7040-7094 computing system be used to capacity. Calculations which would take three man-years on a desk calculator (if no mistakes were made) could thus be condensed into a few minutes of computer time.

More specifically, the factor analysis procedure used in the study reduced a large number of variables, many of them inter-correlated, to a few independent and additive factors, each of which accounts for a separate portion of the total variation between the original observations (census tracts or enumeration areas) as measured

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by the initial set of variables (census characteristics). Descriptive names are given to each factor based on the variables with which they are most closely associated and standardized scores may be obtained and mapped for each of the original observations on the new factors.

The analysis for Phase I proceeded as follows:

- (a) Measurements of 75 characteristics for each of the 299 Census Tracts and 4 rural areas were obtained from published census sources. The resulting data were organized into a 303 x 75 table or "data matrix", with the rows of the table representing census tracts and the columns census variables.
- (b) An intercorrelation matrix of the 75 variables was computed, resulting in a 75 x 75 table or matrix of product moment correlation coefficients.
- (c) A principal components analysis of the correlation matrix, rotated to a normal varimax position, produced a 75 x 6 table showing the correlations of the original variables with the 6 newly created components or factors.
- (d) Standardized factor scores (i.e., zero mean and unit variances) were obtained for each census tract on the 6 newly created factors. The scores were divided into eight class intervals, four above the mean and four below the mean, and mapped.

### 3. Study Results

Only four of the six newly created factors are of importance in an analysis of urban renewal problems. Two of these, Economic Achievement and Household Characteristics, were described briefly in Chapter 2. The four factors together accounted for 60 per cent of the total common variance. The factors are uncorrelated. The remaining 40 per cent of the variance is accounted for by a number of minor factors which shed no particular light on the problems associated with urban renewal or which, because of their weak association with the original variables, are not easily interpretable.

The four factors of renewal interest depict the spatial differentiation of the Metropolitan Area's census tracts according to: economic achievement, family structure, household characteristics and residential stability. Eight maps of factor scores were produced. One set shows the rating of tracts within Metropolitan Toronto on each of the four factors while the other set shows similar data for tracts in the rest of the Planning Area. A description of the structure and spatial variation of each factor follows.



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(a) Factor 1 - Economic Achievement

Factor 1, which explains 29.7 per cent of the common variance, is closely associated with measures of education, income and occupation. Variables which showed high correlations with this factor are given in the table below. The factor loadings, which measure the association of the original variables with each factor, may vary between +1.0 and -1.0, the extremes of perfect correlation. A zero factor loading indicates no association between that variable and the corresponding factor. The signs show the direction of association between variables and factors.

<u>Factor 1</u>	
<u>Variable Name</u>	<u>Factor Loading</u>
% of total population -	
Italian	0.695
Language not English or French	0.664
Roman Catholic	0.711
High School grade completed -	
elementary	0.818
high school, 3-5 years	-0.898
university	-0.963
6-9 persons per household	0.623
Persons per household	0.598
Persons per room	0.788
% of total households with -	
lodgers	0.503
wage earner heads	0.528
Average income per head	-0.686
Median value of house	-0.783
% of male labour force -	
unemployed	0.617
self employed	-0.719
manager	-0.865
professional and technical	-0.900
sales	-0.722
transport	0.834
craftsmen	0.922
labourers	0.877
% of female labour force -	
manager	-0.690
professional and technical	-0.865
craftsmen	0.838

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Factor 1 (cont'd)

<u>Variable Name</u>	<u>Factor Loading</u>
% of male labour force earning -	
\$1,000 - \$1,999	0.540
\$2,000 - \$2,999	0.712
\$6,000 - \$9,999	-0.629
\$10,000	-0.870
Average male earnings	-0.767
% of female labour force earning -	
\$1,000 - \$1,999	0.675
\$2,000 - \$2,999	0.712
\$6,000	-0.706
Average female earnings	-0.764

Study of these factor loadings indicates that this dimension is placing census tracts on a scale at the one end of which are those tracts occupied by persons with high levels of education and high incomes, working as professionals, managers, and salesmen, and living in homes of high value. At the other end of the scale are tracts occupied by persons displaying the converse characteristics, i.e., low levels of education and income, working as craftsmen and labourers, and living at higher densities in homes of low value.

Because of its close association with measures of education, income and occupation, factor 1 would appear to be the dimension of economic achievement or socio-economic status which has been identified consistently in factor analytic studies of census tract data for many other North American cities. In Metropolitan Toronto, however, we also note that the new Italian migrants occupy the lowest part of the socio-economic scale and are therefore closely associated with this factor. Note that while measures of overcrowding are associated with low economic achievement, variables related to housing conditions are independent of this dimension. This finding gives further support to the belief that recent immigrants do not always live in poorest quality housing and they do not necessarily degrade the physical quality of a neighbourhood into which they move, even though they live at higher densities than others.

Figures 1 and 2 show the spatial differentiation of the economic achievement dimension. The factor scores, which are standardized measures of the census tracts on each factor, have been divided into eight class intervals ranging from high positive to high negative. On any given factor, factor loadings and factor scores of like sign are related. Here, high positive signs indicate low



Section 100

Section 100

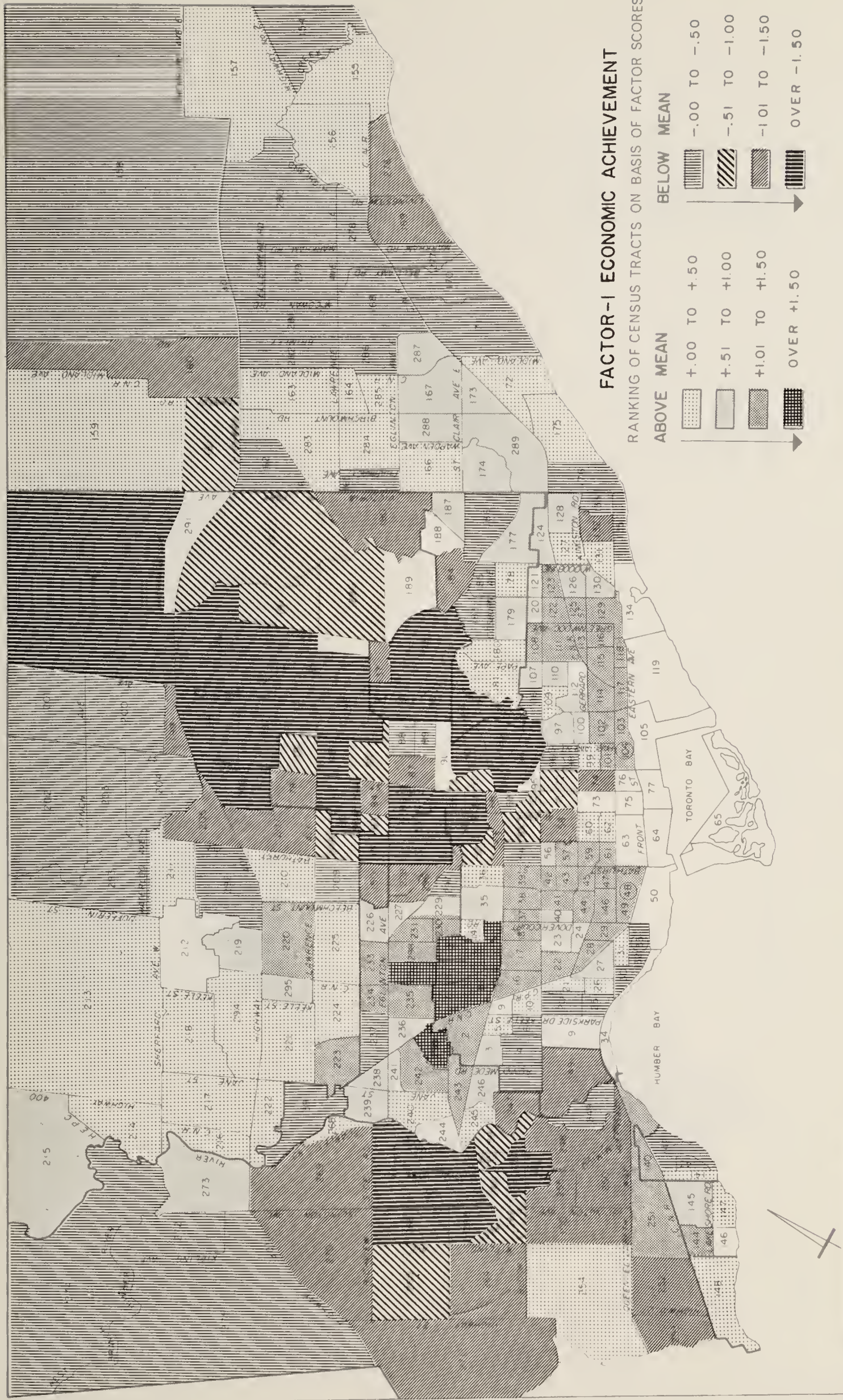
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economic achievement (positive factor loadings) and conversely, high negative scores show high achievement (negative factor loadings). The pattern is by sector, which confirms the results of studies made in other North American cities. Two sectors of relatively low economic achievement extend east and west along Lake Ontario, while a third stretches towards the northwest, and is closely associated with the major areas of Italian settlement in Metropolitan Toronto. Two sectors of relatively high economic achievement can be identified. One extends north from the city center along Avenue Road, Yonge St., and Bayview Ave., passing through Forest Hill Village, Leaside, and the eastern portion of North York Township, while the second stretches to the northwest from the mouth of the Humber River, and passes through Etobicoke Township.

(b) Factor 2 - Family Structure

Factor 2 explains 14.1 per cent of the common variance and is strongly related to measures of fertility, type of household, and the position of women in the labour force. These relationships suggest that this is the family structure dimension which has been identified in similar studies of other American cities. The variables most closely associated with this factor are shown below.

<u>Factor 2</u>	
<u>Variable Name</u>	<u>Factor Loading</u>
% of total population -	
under 15 years of age	0.835
born out of Canada	-0.566
Not attending school	-0.862
Persons per house	0.606
Persons per family	0.926
Children per family	0.907
Rooms per dwelling	0.502
% of dwelling units -	
single detached	0.650
apartments	-0.624
owner occupied	0.588
reporting a mortgage	0.502
with lodgers	-0.516
with an automobile	0.595
% of female population in the labour force	-0.810
% of male labour force, clerical	-0.639



An analysis of the factor loadings indicates that this dimension places tracts on a continuum of family structure, at the one end of which are census tracts characterized by large families, few women working outside of the home, single family dwellings, and high car and home ownership. Conversely, census tracts at the other end of the continuum are characterized by small families, more women in the labour force, a high proportion of multiple dwellings, and less car and home ownership.

The spatial pattern of this dimension is shown in Figures 3 and 4. Tracts with large families are characterized by high positive factor scores, and tracts with small families by high negative scores. Although deviations are apparent, the pattern is approximately concentric and thereby substantiates previous empirical findings. Tracts with high fertility rates and single family dwellings are concentrated in the peripheral suburban townships of Etobicoke, North York and Scarborough within Metropolitan Toronto as well as throughout the rest of the Planning Area. At the other end of the scale, tracts occupied by smaller families and a high proportion of multiple dwellings extend north from the center of the city along Yonge Street and along the Don Valley to Thorncliffe Park in a more sectorial arrangement.

Two areas located immediately east and west of the city center, respectively, are associated with the high fertility - single family dwelling end of the family structure scale. The area to the west of the city center is the traditional 'reception' area for European migrants, while the area to the east is occupied by a relatively high proportion of French Canadians. Both groups are traditionally identified with large families, but cannot afford to live in more expensive suburban housing.

(c) Factor 3 - Household Characteristics

The third factor accounts for 12.1 per cent of the common variance and is closely associated with measures of household characteristics. This factor should be interpreted with some caution because data for the household characteristics were obtained from an expansion of a 20 per cent census sample of dwelling units within each tract. Variables which showed a high correlation with this factor are shown below.



THEORY OF THE EARTH

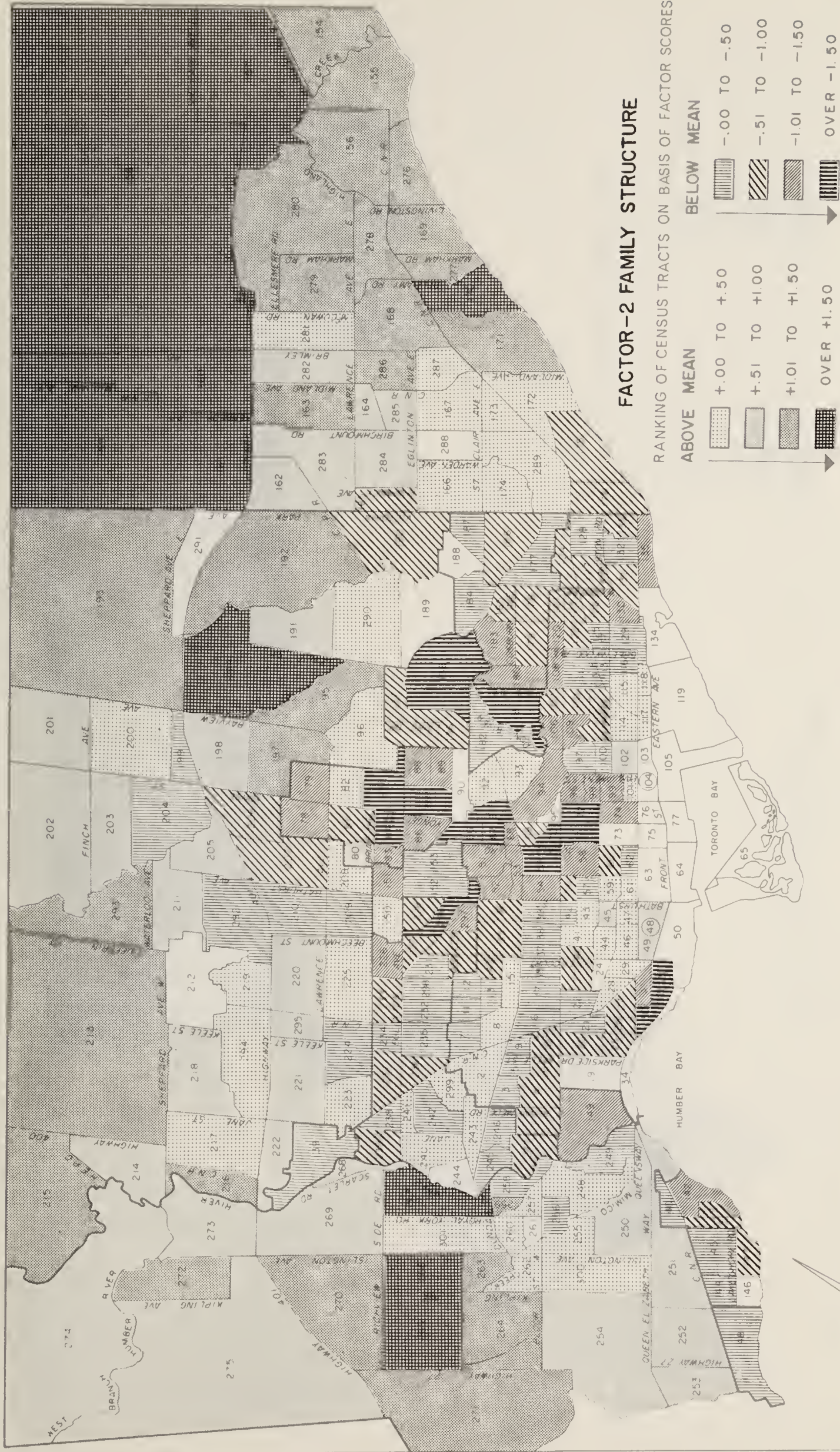
The theory of the earth is a branch of geology which deals with the origin and development of the earth and its various parts. It is a science which seeks to explain the causes and effects of the various geological phenomena which we observe in nature. The theory of the earth is a very old science, and it has been the subject of much speculation and controversy for many centuries. In modern times, however, it has become a more exact science, and it is now possible to explain many of the geological phenomena which we observe in nature.

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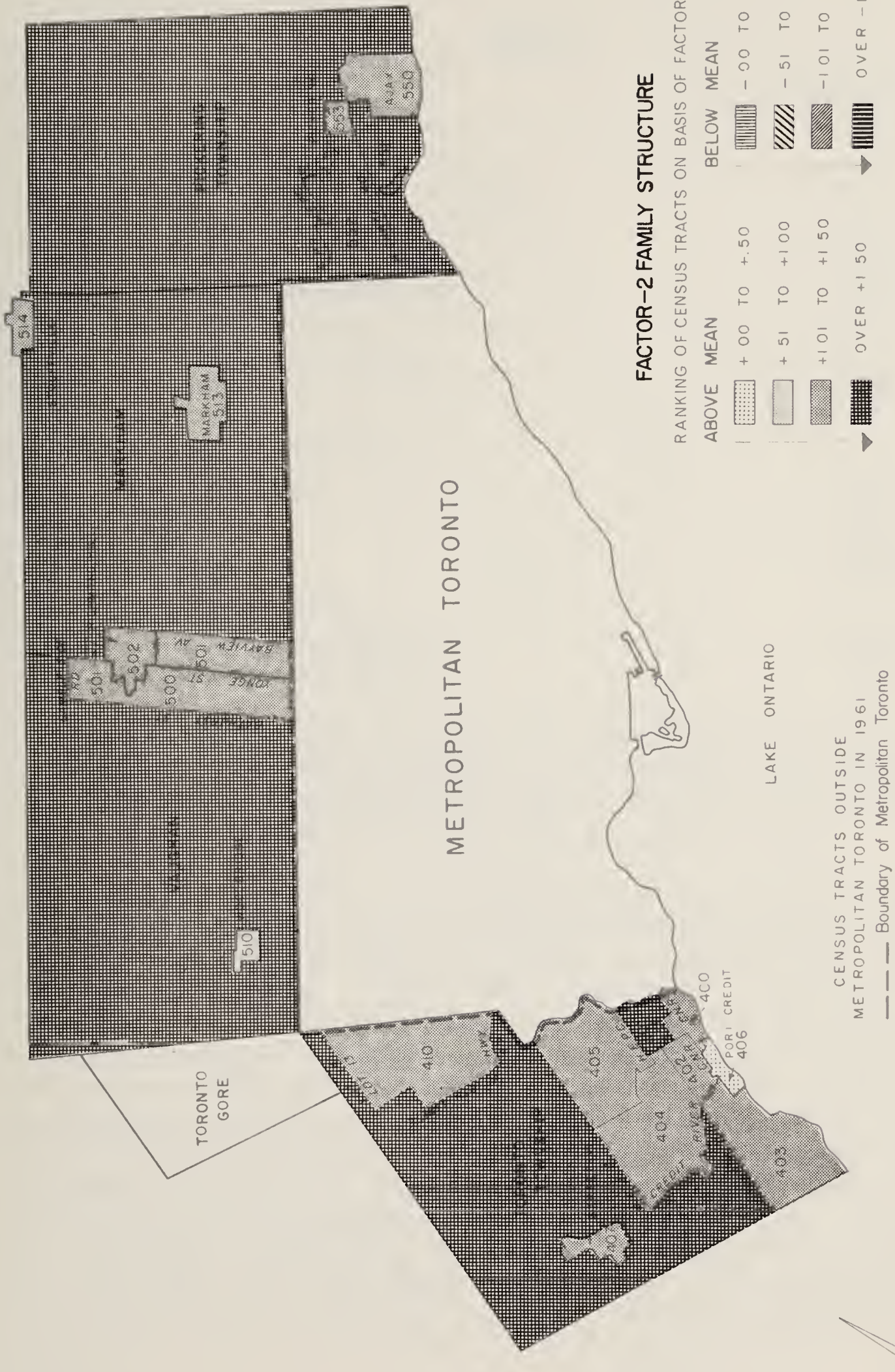
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### FACTOR-2 FAMILY STRUCTURE

RANKING OF CENSUS TRACTS ON BASIS OF FACTOR SCORES

ABOVE	MEAN	BELOW	MEAN
+	00 TO +.50	-	00 TO -.50
+	.51 TO +1.00	-	.51 TO -1.00
+	+1.01 TO +1.50	-	-1.01 TO -1.50
+	OVER +1.50	-	OVER -1.50

CENSUS TRACTS OUTSIDE  
METROPOLITAN TORONTO IN 1961  
--- Boundary of Metropolitan Toronto





Factor 3

<u>Variable Name</u>	<u>Factor Loading</u>
% of total population - French Canadian	-0.567
% of dwellings with - furnace heat	0.503
flush toilet (exclusive use)	0.704
bath (exclusive use)	0.702
mechanical refrigerator	0.773
television	0.767
automobile	0.556
% of female labour force - self-employed	-0.550
clerical	0.575
sales	0.579
service	0.588
% of male labour force - earning \$1,000 - \$1,999	-0.563
earning \$6,000 - \$9,999	0.533

Examination of the factor loadings shows that absence of, or the lack of exclusive use of, certain amenities is associated with a high percentage of single people, French Canadians, females who hire themselves out as domestics or perform other service functions, and low income.

The spatial distribution of this dimension is shown in Figures 5 and 6. We are particularly interested in the distribution of high negative scores for these point out areas of the city which tend to have a deficiency of basic household amenities. Figure 5 indicates that these areas are located in the oldest sections of the city, and are particularly associated with the traditional immigrant 'reception' area, the area surrounding the University and 'skid row' along Queen St. East. The more refined analysis of this broadly defined area using more detailed data for enumeration areas (Phase II) will be necessary in order to determine areas of particular concern for urban renewal purposes. For example, this coarse grained analysis has failed to separate out public housing projects such as Regent Park, the recently redeveloped Yorkville area, predominantly sound housing surrounding the University within which a number of students may share common facilities, and other private redevelopment projects, especially multiple dwellings.

Annex 1

Annex 1

Annex 1

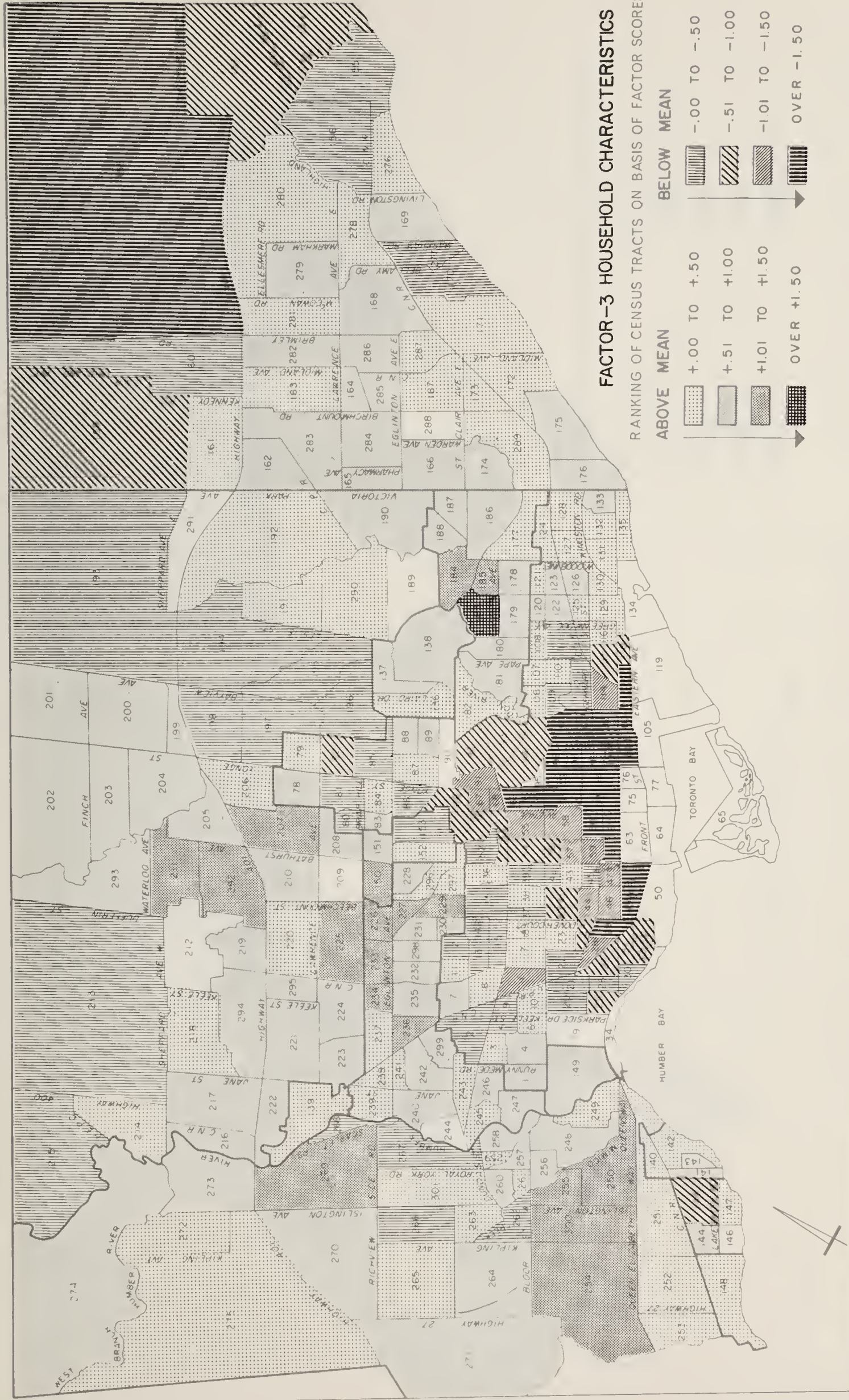
1. The first part of the report is devoted to a description of the situation in the country at the beginning of the year. It contains information on the political, economic and social situation, as well as on the results of the work of the government and the people's representatives.

2. The second part of the report is devoted to a description of the situation in the country at the end of the year. It contains information on the political, economic and social situation, as well as on the results of the work of the government and the people's representatives.

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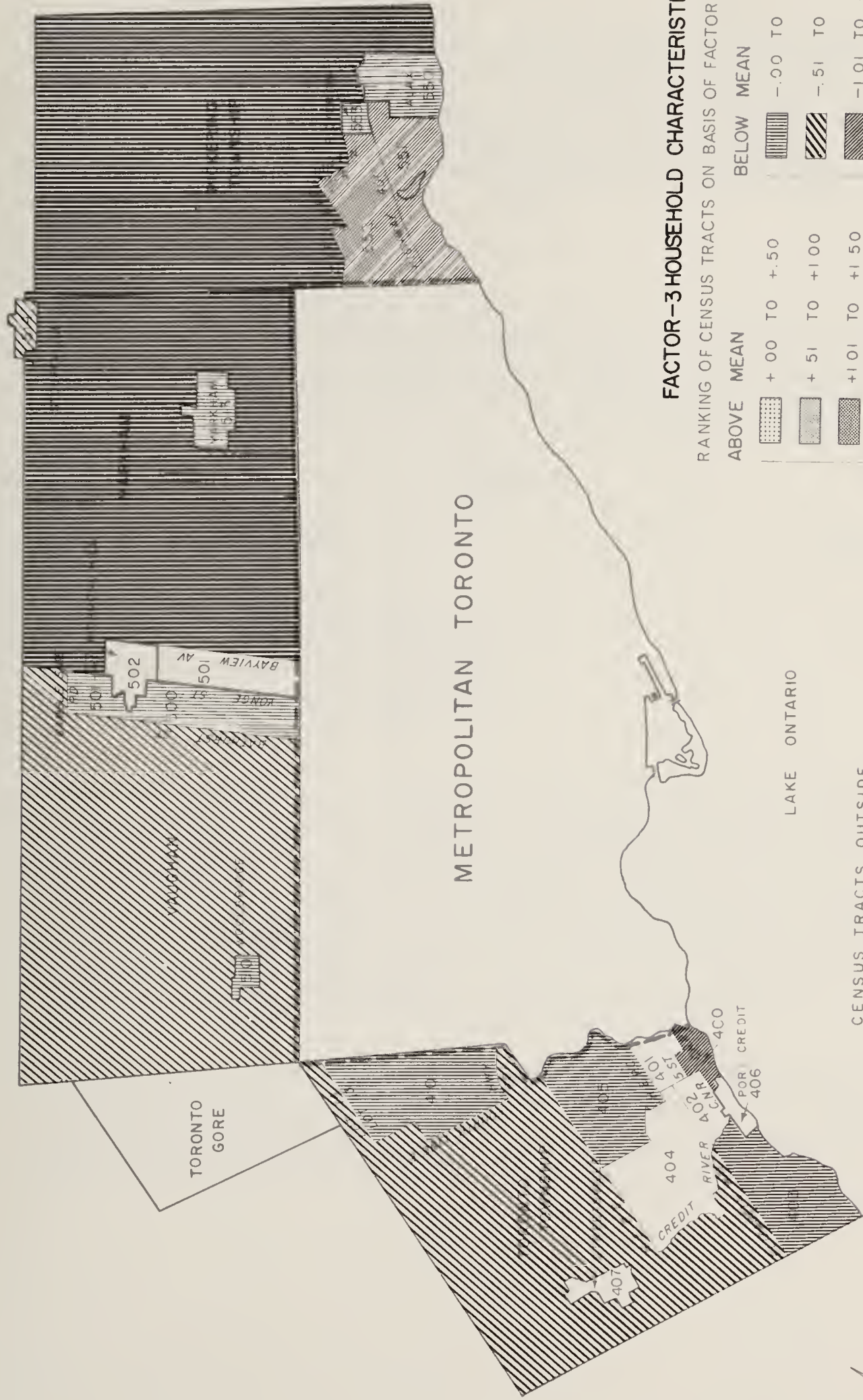
4. The fourth part of the report is devoted to a description of the situation in the country at the end of the year. It contains information on the political, economic and social situation, as well as on the results of the work of the government and the people's representatives.













A large census tract in the northeastern corner of Scarborough Township, and the townships in that part of the planning area lying outside Metropolitan Toronto, also exhibit high negative scores on this dimension. These are predominantly rural areas within which a number of farmsteads and other dwelling units are unlikely to have amenities such as a flush toilet, bath, etc.

(d) Factor 4 - Residential Stability

The fourth factor, which accounts for 4.4 per cent of the common variance, is a measure of residential stability. Two variables, indicating length of residential occupance, are closely related to this dimension.

<u>Factor 4</u>	
<u>Variable Name</u>	<u>Factor Loading</u>
Dwellings occupied 1-2 years by present head of the household	-0.600
Dwellings occupied more than 10 years by present head of the household	0.826

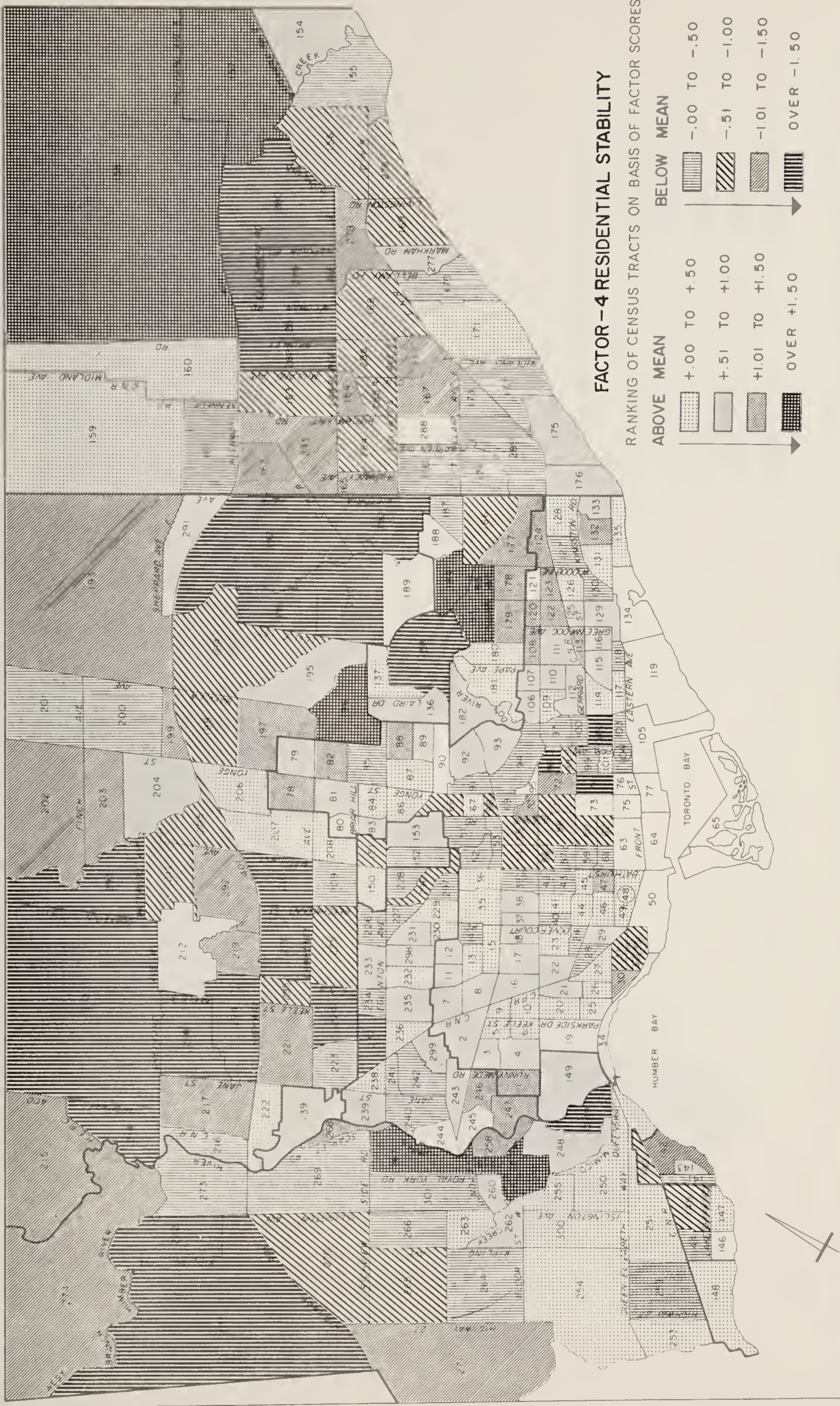
The high negative scores which have been mapped in Figures 7 and 8 generally indicate tracts with a high degree of residential mobility in the two years preceding 1961. Two areas predominate: tracts in the three suburban townships of Etobicoke, North York, and Scarborough where considerable residential development took place in 1959 and 1960, and the center of the city, a traditional area of instability which also underwent a large amount of public and private housing constructions during this time period.

High positive factor scores, showing tracts with a high degree of residential stability are concentrated in East York, the east end of Toronto, in Etobicoke Township near the Humber River, and in the predominantly rural tracts and townships at the periphery of the Planning Area.



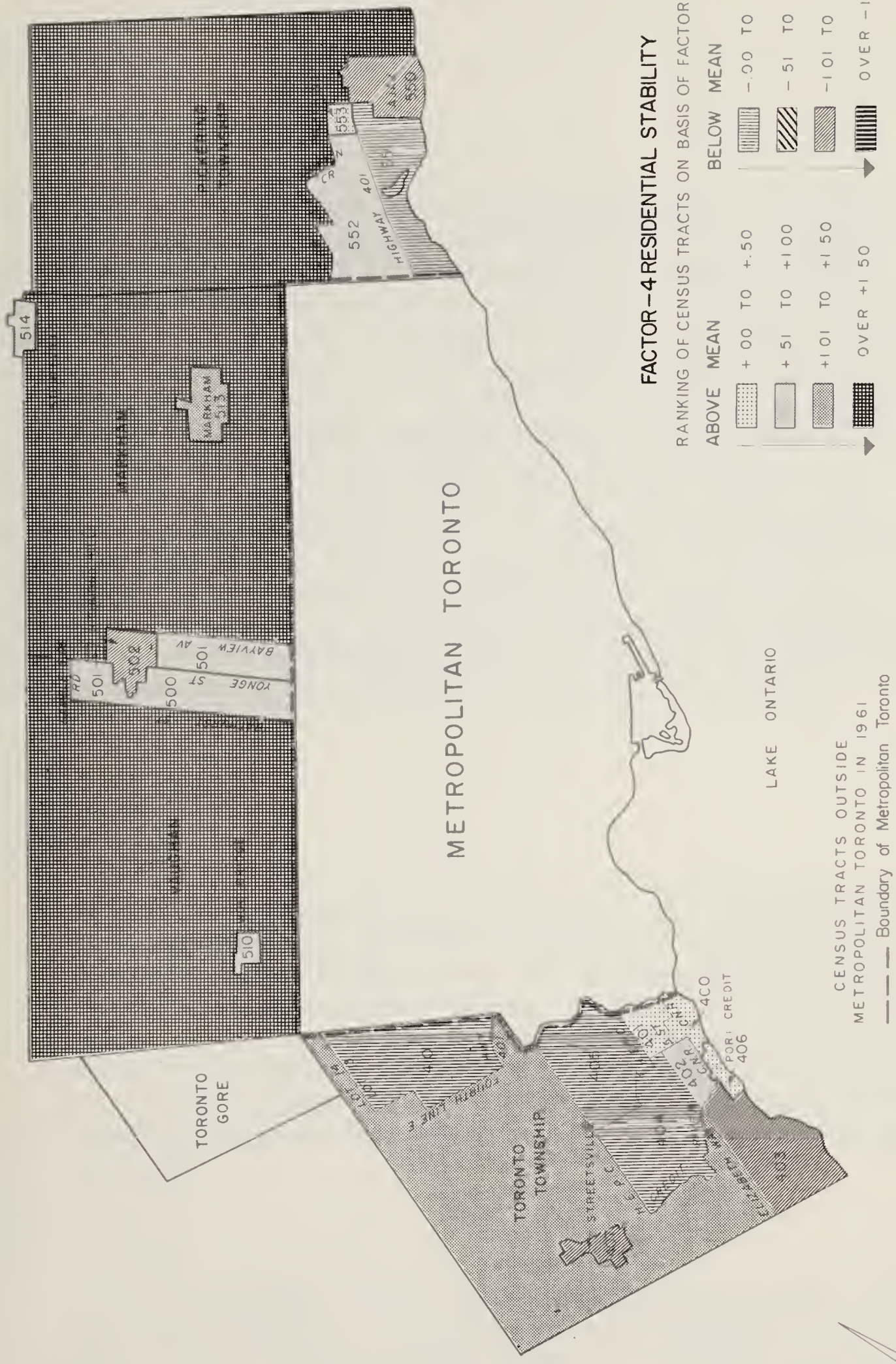
















## IV. PHASE II

### 1. Introduction

The second phase of the study involved detailed analysis of 46 selected variables relating to housing condition, as measured for every enumeration area of the Metropolitan Toronto Planning Area. Data used are not generally available; they had to be obtained from the Dominion Bureau of Statistics on special computer tapes. These tapes were processed at The University of Chicago's Computation Center, and then the entire body of data was analyzed in an identical fashion to the published census materials, as described above. In this special study emphasis was placed on household characteristics including measures of household type, length of occupancy, year of construction, physical condition, lack of amenities, sharing of facilities, size of dwelling, overcrowding, house value, and rent. Factor analysis of these data for the entire Metropolitan Toronto Planning Area revealed that the 46 initial census variables were so interrelated that they could be summarized in the form of eight major factors, of which three are particularly important for urban renewal purposes. A brief summary of each factor is given below followed by the loadings for the three factors of interest for renewal purposes and a description of the location of enumeration areas with high scores on these three factors.

### 2. Study Results

#### (a) Factor 1

Factor 1 places enumeration areas on a scale at the one end of which are areas occupied primarily by apartment dwellings and at the other end, areas occupied mainly by single detached residences. Not unexpectedly, variables measuring rented dwellings, population mobility, the use of coal, coke, or wood as heating fuel, small units, and the inclusion of a stove and refrigerator in the rental value are all positively associated with a high proportion of apartment buildings. Conversely, variables measuring home ownership, population stability, and larger dwellings are positively related to a large proportion of single detached dwellings.

#### (b) Factor 2 \*

Factor 2 is closely associated with single attached housing in which occupants live at high densities. Construction of these dwellings took place mainly before 1920. Smaller loadings suggest that variables measuring the need of minor structural repair, lack of car ownership, and low value homes are also related to this factor.



(c) Factor 3

The third factor identifies dwellings which were constructed before 1945 and have been occupied for at least ten years by the same head of household. Also associated with this factor is the lack of a mortgage. Factor 3, then, defines older, but stable, residential sections of the Metropolitan area. Note that the variables suggesting need of major or minor repair are not related to this dimension.

(d) Factor 4

This factor summarizes variables describing large, high value dwellings which often have two or more automobiles and television sets.

(e) Factor 5 \*

Factor 5 is associated with the lack of household amenities such as a mechanical refrigerator and a television set, the sharing of bath and toilet facilities, and furnished rental units. Smaller loadings suggest that this factor is also related to pre-1920 construction, little car ownership, and the lower end of the rental scale. It would seem, then, that this factor is isolating sections of the Metropolitan area characterized by a predominance of rooming houses.

(f) Factor 6

Factor 6 contrasts enumeration areas according to their position on a scale of rental values. Variables measuring rent are generally independent of all other characteristics included in the analysis.

(g) Factor 7 \*

Factor 7 is closely associated with a lack of household amenities such as a furnace, hot and cold water, and a bath. Also related to this factor are variables measuring low house value and the need for major structural repair.

(h) Factor 8

The eighth factor isolates those enumeration areas which experienced a relatively large amount of residential construction in the year and a half preceding the census.

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\* Factors which are of particular interest for urban renewal purposes.



1947

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the State of California.

1948

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the State of California.

1949

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1950

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1951

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1952

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1953

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the State of California.



3. Factor Loadings for Those Factors Which are of Interest for Renewal Purposes

(a) Factor 2

<u>Variable Name</u>	<u>Factor Loading</u>
% of dwellings - single detached	-0.533
single attached	0.708
constructed before 1920	0.618
in need of minor repair	0.467
in need of major repair	0.359
with no automobile	0.501
valued at less than \$12,500	0.430
with 1.1 or more persons per room	0.784
average persons per room	0.719

(b) Factor 5

<u>Variable Name</u>	<u>Factor Loading</u>
% of dwellings - constructed before 1920	0.461
with no mechanical refrigerator	0.513
with no television set	0.574
with no automobile	0.435
which share a toilet	0.675
which share a bath	0.675
with furniture included in the rent	0.546
with gross rent less than \$90	0.389

(c) Factor 7

<u>Variable Name</u>	<u>Factor Loading</u>
% of dwellings - with no furnace	0.681
with no bath	0.707
with no hot or cold water	0.804
in need of major repair	0.402
valued at less than \$12,500	0.413

100

195

1919

1. *Chlorophyll a* (Chl *a*)

$\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

(c)

100

111. 1934

#### 4. The Spatial Distribution of the Three Urban Renewal Factors

This discussion is limited to the spatial distribution of the three factors which are of interest for urban renewal purposes, and more particularly, to the extreme scores which pick out sections of the Metropolitan area deficient in certain amenities, subject to overcrowding, or in need of structural repair.

Figure 9 shows the spatial distribution of extreme scores on the three factors and their coincidence. In each case scores exceeding 2.0 at the appropriate extreme of the scale were mapped. The following is an explanation of the colours on the map.

##### Primary Colours

Blue shading (Factor 2) indicates areas with a high proportion of single attached housing, overcrowding, and some need for minor repair.

Red shading (Factor 5) points out areas with a high incidence of furnished dwellings where toilet and bath facilities are shared.

Yellow shading (Factor 7) picks out areas in which a relatively large proportion of dwellings lack basic facilities and are in need of major structural repair.

##### Other Colours

Purple shading: Coincidence of Factors 2 and 5.

Green shading: Coincidence of Factors 2 and 7.

Orange shading: Coincidence of Factors 5 and 7.

Brown shading: Coincidence of Factors 2, 5 and 7.

A more detailed description of the spatial variation of these factors follows:

- (a) With the exception of factor 7, enumeration areas which exhibit high scores on the three urban renewal factors are located in the oldest section of the city. Enumeration areas located in relatively under-developed peripheral sections of the planning area also score highly on factor 7.
- (b) In general, the spatial pattern of the three factors closely corresponds to that of the housing factor in the 1961 census tract analysis. There are exceptions, however.

1. Introduction to the study of the history of the United States of America

The purpose of this study is to provide a comprehensive overview of the historical development of the United States, from its early colonial days to the present. The study will focus on the political, social, and economic aspects of the country's history, and will examine the role of the federal government in shaping the nation's future.

The study will be organized into three main sections: the first section will cover the early colonial period, the second section will cover the period of the American Revolution and the early republic, and the third section will cover the period of the Civil War and the Reconstruction era. Each section will provide a detailed analysis of the events and developments that shaped the country's history.

Background to the study of the history of the United States of America

The study of the history of the United States is a complex and multifaceted task. It requires a deep understanding of the country's political, social, and economic systems, as well as a familiarity with the historical events and developments that have shaped the nation's identity.

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- (i) Enumeration areas with large scores on factors 2 and 5 extend as far north as St. Clair Avenue within the previously identified low income sector. This is partly due to the overcrowding variables, which were associated with low economic achievement in the census tract analysis and are related now to factor 2.
- (ii) In the main, the high income sector extending towards the northeast does not contain enumeration areas with high scores on these three factors. This is in contrast to the census tract analysis which showed tracts with high scores on the housing factor located close to the center of the city in the high income sector. A possible explanation is that the uniformly high scores by tract resulted from a few isolated enumeration areas with very high scores.
- (iii) Factor 7 is more widespread throughout the periphery of Metropolitan Toronto and the remainder of the Planning Area than was the housing factor in the census tract analysis.
- (c) Although the analysis covered the entire Planning Area, enumeration areas with high scores on the three urban renewal factors are generally coincident with the areas selected for special study by the Urban Renewal Study\*.
- (d) Enumeration areas with large scores on each factor exhibit a relatively high degree of contiguity, especially within the central area of Toronto.
- (e) Except in the central area of Toronto there is little coincidence of factors.
- (f) Enumeration areas in the central area of Toronto which do not exhibit high scores on the three urban renewal factors are quite often correlated with public or private urban redevelopment projects.
- (g) Enumeration areas which exhibit high scores on factor 2 are located outside of the central core. Two sections predominate:
  - (i) Sherbourne Street to Leslie Street, south of Gerrard Street and north of Lake Shore Blvd.
  - (ii) From the C.N.R. tracks on the south, up John and Beverly Streets northwest to St. Clair Avenue. This section is associated with the immigrant reception area and the areas to the northwest into which Italian immigrants have moved.

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\* Figure 9 covers only Metropolitan Toronto as all of the significant extreme scores fall within this area.



- (h) High scores on factor 5 indicate a concentration of enumeration areas in the central core of Toronto, especially in the area bordered roughly by Beverly, Wellesley, Parliament and Front Streets. Two sectors extend outwards from this core. One includes the area bordered by University Avenue and College Street, St. Joseph and Yonge Streets while the other stretches northeast to Riverdale Park, south of Wellesley Street and north of Regent Park. In addition, enumeration areas with high scores on this factor are scattered throughout the low income sector to the northwest.
- (i) In the older sections of the city three major areas display high scores on factor 7. The first two are somewhat coincident with factor 5.
  - (i) a rectangular area bounded by University Avenue, Yonge, Queen, and College Streets.
  - (ii) an "L" shaped area bounded by Church, Gerrard, Jarvis, Queen, Sherbourne, and Front Streets.
  - (iii) an area bordered by Parliament, Shuter, and Front Streets, and the Don River.

Figure 9 thus identifies those parts of Metropolitan Toronto which are:

- (a) Subject to overcrowding and in need of minor repair (Factor 2).
- (b) Deficient in certain amenities (Factor 5).
- (c) Lacking amenities and with major structural faults (Factor 7).

These provide focus for public action, locating areas and types of problems and giving some sense of their scale in 1961. They also suggest the types of public action which might be considered.

For example, in those areas displaying overcrowding yet needing only minor structural repairs a concerted program of conservation and code enforcement is undoubtedly called for. Such conditions are the precursors to major deterioration and thus will be future candidates for larger scale urban renewal activity in the absence of such conservation. On the other hand, the areas in which housing lacks basic amenities and is badly deteriorated should be considered for more intensive renewal treatment.

Synthesis of the results of this study with the results of other studies of commerce and housing, of public and private action and legal controls, should enable a rational and concerted program of urban renewal to be developed to improve and maintain the quality of urban life in Metropolitan Toronto.



1. The first part of the paper is devoted to a general discussion of the problem of the existence of solutions of the system of equations (1) and (2) for arbitrary values of the parameters  $\alpha$  and  $\beta$ . (1)

2. In the second part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded. (2)

3. In the third part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded and that the functions  $f(x)$  and  $g(x)$  are also differentiable. (3)

4. In the fourth part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded and that the functions  $f(x)$  and  $g(x)$  are also differentiable. (4)

5. In the fifth part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded and that the functions  $f(x)$  and  $g(x)$  are also differentiable. (5)

6. In the sixth part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded and that the functions  $f(x)$  and  $g(x)$  are also differentiable. (6)

7. In the seventh part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded and that the functions  $f(x)$  and  $g(x)$  are also differentiable. (7)

8. In the eighth part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded and that the functions  $f(x)$  and  $g(x)$  are also differentiable. (8)

9. In the ninth part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded and that the functions  $f(x)$  and  $g(x)$  are also differentiable. (9)

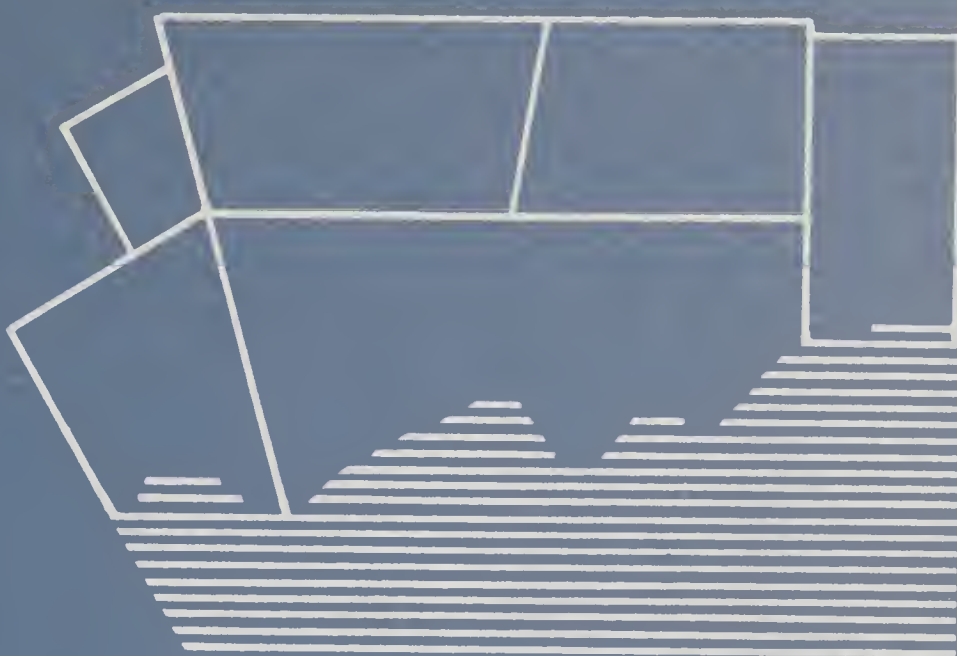
10. In the tenth part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded and that the functions  $f(x)$  and  $g(x)$  are also differentiable. (10)

11. In the eleventh part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded and that the functions  $f(x)$  and  $g(x)$  are also differentiable. (11)

12. In the twelfth part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded and that the functions  $f(x)$  and  $g(x)$  are also differentiable. (12)

13. In the thirteenth part, the existence of solutions of the system of equations (1) and (2) is proved for arbitrary values of the parameters  $\alpha$  and  $\beta$  under the condition that the functions  $f(x)$  and  $g(x)$  are continuous and bounded and that the functions  $f(x)$  and  $g(x)$  are also differentiable. (13)





**Metropolitan Toronto Planning Board**

**URS**

**URBAN RENEWAL STUDY**

URBAN DESIGN IN URBAN RENEWAL

*A study to develop a recommended over-all renewal program for Metropolitan Toronto being undertaken by the Metropolitan Toronto Planning Board assisted by a grant administered by the Central Mortgage and Housing Corporation under the provisions of Section 33(1)(h) of the National Housing Act of 1954.*

C. J. LAURIN  
*Chairman*

W. G. MESSER  
*Vice-Chairman*

E. COMAY  
*Commissioner of Planning  
and Secretary-Treasurer*

W. WRONSKI  
*Deputy Commissioner*

SAMUEL J. CULLERS  
*Study Director*

URBAN RENEWAL STUDY — METROPOLITAN TORONTO PLANNING BOARD

501 YONGE STREET, SUITE 8

TORONTO 5, ONTARIO

TELEPHONE WA 4-2104-5

URBAN RENEWAL STUDY  
METROPOLITAN TORONTO PLANNING BOARD

October 1965

URBAN DESIGN IN URBAN RENEWAL

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## SUMMARY AND RECOMMENDATIONS

This report on urban design is limited to the consideration of urban design in an urban renewal context. It is further limited to the consideration of urban design in a coordinated public program of renewal.

Of any program in the urban development field, urban renewal offers the greatest opportunity for achieving fine urban design. Through redevelopment programs, we can rebuild major parts of our cities. Urban renewal provides for leadership on the part of the municipality to demand that the redevelopment outcome be well designed.

A city may be said to have attained fine urban design if its designers have succeeded in achieving the objectives of:

1. Attaining an harmonious relationship between buildings
2. Providing the inhabitants of the city with diversity
3. Creating a city which is alive with stimulating vitality
4. Designing a city whose image is comprehensible to man
5. Making manifest the intrinsic character of the city
6. Providing a city which can function smoothly

Certain basic principles may be followed in an urban renewal program to achieve these objectives. They include:

1. Integrating redevelopment projects with their surroundings
2. Maintaining discipline in the design of individual buildings
3. Designing in three-dimensional terms
4. Introducing nature into the man-made city
5. Complementing the monumental with the mundane
6. Placing complementary functions in convenient proximity
7. Designing with reference to the human scale
8. Emphasizing key focal sites
9. Allowing for the time dimension
10. Maintaining the integrity of worthwhile earlier designs
11. Linking the major functional areas

In urban renewal we may provide a framework within which the urban designer can, by following these principles, create a city which satisfies the stated objectives. It is recommended that the framework which is set up include the following components:

1. The service of an urban designer.

The renewal agency must obtain the best possible design advice and guidance



throughout the renewal process. This advice may come from an urban designer on the renewal agency staff or from an independent practitioner retained as a consultant.

2. Design studies undertaken as a basis for action

Certain studies should be undertaken to identify materials for use in the preparation of a program in which assets will be preserved and enlarged upon, and liabilities corrected. Three types of design studies are recommended. The Design Resource Inventory and the Imageability Study may appropriately be undertaken as part of an area-wide planning program. Informal Design Plans should be prepared in conjunction with the studies for an urban renewal scheme, and should be used as yardsticks against which alternatives are measured.

3. Design emphasis within renewal schemes

It is recommended that design objectives, applicable to the specific site, be stated explicitly for each renewal scheme. These design objectives will be used as criteria in the review of redevelopers' submissions.

4. Design based methods of redeveloper selection

Two alternative types of redeveloper selection are recommended. In both the Negotiated Disposition and the Design Competition, once the basic objectives of the project have been met, design should be the criterion for redeveloper selection.

5. Coordination of the actions of other governmental agencies

It is recommended that any governmental building located in a renewal area be coordinated with the other buildings in the project area and subject to the same design emphasis as private redevelopment.

6. Experimentation

The municipality should, by allowing for experimentation, offer the urban inhabitant alternative forms to those of the present environment.

One aspect of urban design which may be directly affected by the renewal process is historic preservation. Part III of this report points out that, because of the existence of harmony between many older buildings and because of their relationship to the human scale, historic preservation can contribute towards the stated objectives of urban design. It is recommended that historic preservation be undertaken in conjunction with an urban renewal program when appropriate.







A list of historically and architecturally significant buildings and sites in the Metropolitan Toronto Planning Area is presented.\* Candidates for preservation may be measured against such criteria as cultural significance, suitability, educational value, cost, and administrative requirements. Techniques for implementing historic preservation, including obtaining provincial enabling legislation where necessary, restoring historic buildings for public housing, working with a non-profit corporation of citizens, encouraging voluntary private rehabilitation, etc., are discussed. It is recommended that the renewal agency promote any combined restoration-renewal projects it undertakes by such methods as issuing pertinent bulletins, arranging loans, giving special tax relief, and providing free architectural advice.

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\* The inclusion of these buildings and sites in this listing does not imply that in our opinion each necessarily should be retained, or that preservation is physically or economically feasible.

A list of the results of the investigation is given in the Appendix. The results show that the frequency of the vibration of the system is not affected by the mass of the pendulum, but is affected by the length of the pendulum. The results also show that the frequency of the vibration is not affected by the amplitude of the vibration, but is affected by the length of the pendulum. The results also show that the frequency of the vibration is not affected by the mass of the pendulum, but is affected by the length of the pendulum. The results also show that the frequency of the vibration is not affected by the amplitude of the vibration, but is affected by the length of the pendulum.

## I. INTRODUCTION

The purpose of this report is to suggest opportunities for achieving good urban design in an urban renewal program. It should be noted that the report is limited to a concern with urban design in urban renewal only. It does not attempt to deal with urban design outside the urban renewal context. No mention is made, therefore, of matters which are essentially of planning concern, such as the layout of new land subdivision or the design of new towns.

There is, in addition, a further limitation. Explicit in the terms of reference outlined in the Urban Renewal Study Work Program is an emphasis upon the coordinated public program of urban renewal. Public renewal programs are discussed therefore, rather than the comparatively unrelated projects of private redevelopment such as the replacement of several houses by an apartment structure or the rehabilitation of a downtown area initiated by private interests. As a result, the discussion of techniques for implementation is limited to those which can be applied in a public renewal program. No mention is made, therefore, of planning techniques such as development control which is considered to be one of the methods for achieving good design in private redevelopment. \*

Part II of the report presents the objectives of urban design in urban renewal. It then suggests some principles of urban design for achieving these objectives through renewal. Finally, it discusses a group of techniques which may be used together to achieve fine urban design in an urban renewal program.

Part III is an investigation of historic preservation, one aspect of urban design which may be directly affected by the renewal process. This section presents an analysis of the opportunities for achieving fine urban design through the preservation of buildings and sites of architectural distinction and historical significance. It then suggests some opportunities for historic preservation specifically in the Metropolitan Toronto Planning Area. Finally it outlines some techniques for implementing historic preservation in an urban renewal program.

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\*It is recognized that there are common aims in the public and the private approaches to design in urban renewal, even though this report does not deal specifically with the latter. Certain suggestions contained herein may be applicable in large scale private redevelopment undertakings.

The first part of the report is devoted to a general discussion of the problem. It is pointed out that the problem is of great importance and that it has not been fully solved. The second part of the report is devoted to a detailed discussion of the problem. It is pointed out that the problem is of great importance and that it has not been fully solved.

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## II. URBAN DESIGN OBJECTIVES, PRINCIPLES, AND IMPLEMENTATION

What is urban design? At the outset it may be well to state what urban design is not. It is not a beautifying something that is added, cosmetic-like, to the parts of a city. Neither is it a collection of monuments of architectural design — of objets — to be judged solely in competitive terms like jewels in a shop. Nor is it grand vistas and monumental civic buildings; these may be included, but today's interpretation involves a broader concept.

Urban design is many things; opinions vary greatly as to what it comprises. Some believe that it involves parts of the city, groups of buildings designed at a single time under a single program. Others contend that urban design should include the entire city, allowing for elements built over a period of time and those yet unbuilt. Urban design can comprise both these views and more. Because the problem is so vast and because interpretations change, we should not attempt to harness urban design to any narrow definition or scope.

Still, it is possible to state some of the things with which urban design is concerned. It is concerned with relationships — between buildings, between the various parts of a city, between the city and its setting in nature. It is concerned with scale — a scale related to and capable of comprehension by man. It is concerned with function — far from being something added to the city, it arises from the city's purpose.

Urban design is concerned with an image — the impression created in the human mind. It is concerned with the three dimensions — it is the three dimensional interpretation of planning decisions. It is a process, encompassing the results of theories of yesterday and today, and allowing for concepts yet unknown. It is the total city, which is greater than the sum of its parts. Underlying all these concerns is the concept that the city is built for the convenience and delight of man.

### A. OBJECTIVES

What are our design objectives — what do we try to achieve from an urban design point of view, in urban renewal? We attempt:

#### 1. To achieve an harmonious relationship between buildings

An objective particular to urban design is to achieve an harmonious relationship between all the elements of the city, and more particularly to achieve a relationship between buildings in spite of differences in age, use, or architectural style.

That the undersigned is a duly qualified and acting Attorney at Law in and for the State of Texas, and is duly admitted to practice in the County of Dallas, State of Texas, and is authorized to appear for and defend the estate of the deceased, and to execute the following instrument.

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the will of the deceased, as the same appears from the records of the County of Dallas, State of Texas, and that the same has been duly admitted to probate in the County of Dallas, State of Texas, and that the same is now in full force and effect.

Witness my hand and the seal of my office, this 1st day of January, 1927, at Dallas, Texas.

\_\_\_\_\_  
Attorney at Law  
Dallas, Texas

1. STATE OF TEXAS, COUNTY OF DALLAS

That the undersigned is a duly qualified and acting Attorney at Law in and for the State of Texas, and is duly admitted to practice in the County of Dallas, State of Texas, and is authorized to appear for and defend the estate of the deceased, and to execute the following instrument.

1. To certify to the probate of the will of the deceased.

That the undersigned is a duly qualified and acting Attorney at Law in and for the State of Texas, and is duly admitted to practice in the County of Dallas, State of Texas, and is authorized to appear for and defend the estate of the deceased, and to execute the following instrument.

2. To provide the inhabitants of the city with diversity

A second objective is to provide the inhabitants of the city with diversity in response to the widely varied needs of its population.

3. To infuse the city with vitality

Nothing is more disappointing in a work of civic improvement than to find that the results are dull, lifeless, and devoid of human activity. A third objective of urban design in urban renewal is to infuse the city with a stimulating vitality.

4. To create a city whose image is comprehensible to man

A fourth objective of urban design in urban renewal is to create a city which can be comprehended by visitors and inhabitants alike. The elements of the city must be arranged so that man may find his way around it, and may visualize the city when he is absent from it.

5. To make manifest the intrinsic character of the city

A fifth objective of urban design is to interpret and make manifest the intrinsic character of the city. Character is that undefined quality which pervades and distinguishes the great cities of the world.

6. To provide a city which functions smoothly

Major functional areas of the city must be readily accessible to all of the city's inhabitants.

The discussion above is concerned with the overall objectives of urban design in renewal. For a review of design objectives relating to a specific project, and their use in implementing good design, see section II. C. 2. (c) (ii), p. 16.

B. PRINCIPLES

What principles or rules should we follow in attempting to achieve our urban design objectives in urban renewal?

To achieve the first objective, of obtaining an harmonious relationship between buildings, three principles may be followed:



## 2. To what extent is the urban design process a response to the urban environment?

The urban design process is a response to the urban environment in the sense that it is a process that seeks to improve the quality of the urban environment.

## 3. What are the main objectives of urban design?

The main objectives of urban design are to create a high quality urban environment, to improve the quality of life for the people who live in the urban environment, and to create a sense of community and identity for the urban environment.

## 4. To what extent is urban design a response to the urban environment?

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1. Integrating Redevelopment Projects with their Surroundings

Redevelopment projects must be designed to integrate with their surroundings and to conform to long-term plans for the larger urban area. In redevelopment, the environment may include a setting in nature, but will most probably consist primarily of other existing development. It may be that this existing development may also be slated for demolition. If so, the project in question must be integrated with future plans for the surrounding area.

2. Maintaining Discipline in Architecture

Architects must use discipline in the design of individual buildings. A good work of architecture in urban design is one among many, with them in spirit, not striving to outdo them. One or two works may stand out as special pieces, the others acting as background settings. But for most buildings, architectural humility is the basis of urban design distinction.

3. Designing in Three Dimension

Renewal plans must be conceived in three rather than two dimensions. They must be considered in the context of the surrounding area also in three dimensional terms.

To achieve the second objective, the provision of diversity, two principles may be followed:

4. Complementing the Man-made City with Nature

We should seek to introduce nature into the city at appropriate places to act as a complement and a foil. Natural features such as lakes, river valleys, and trees should be considered as design resources in the formation of renewal plans. Through urban renewal, parks and other park-like spaces may be created where none previously existed.

5. Complementing the Monumental with the Mundane

Monumental vistas may validly be introduced into the city when there is a purposeful design intention, perhaps to create an ennobling or an overpowering effect. For relief from sameness, we should seek to complement the monumental with the mundane, placing them in pleasing juxtaposition.

To achieve the third objective of providing for vitality, we may follow the principle of:



## 6. Mixing Complementary Functions

The city is a place of exchange and it is this reciprocation which engenders human activity. Exchange does not take place in vast areas devoted exclusively to one function. To encourage human activity, complementary functions of the city must be placed in convenient proximity, keeping conflicting elements separate.

To achieve the fourth objective of providing a city which is comprehensible to man, two principles may be followed:

## 7. Designing to the Human Scale

Care must be taken to build appropriate elements of the city to human scale. Human scale is determined by the range of man's ability to comprehend his surroundings. For example, in designing an intimate square, one would not usually make it much greater than eighty feet across, the maximum distance for recognizing a face.

## 8. Providing Key Focal Sites

To aid in orientation, we seek to determine key focal sites, and emphasize them by providing vistas.

To achieve the fifth objective of emphasizing the essential character of the city, two principles may be followed:

## 9. Allowing for the Time Dimension

The character of the city is made up of elements created at various times in its history. Preservation of significant reminders of our city's past must be considered as part of the urban design process.

## 10. Maintaining the Integrity of Worthwhile Earlier Design

In rehabilitation of older areas of the city, emphasis must be placed on maintaining the original appearance of buildings designed in accordance with the concepts of an earlier period.

To achieve the sixth objective, of providing a city which can function smoothly, we may follow the principle of:



## 1. Living Component

The living component of the system is the part which is actively engaged in the process of information exchange. It is the part which is in contact with the environment and which is able to receive and transmit information. It is the part which is the most important for the system as a whole.

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## 2. Non-living Component

The non-living component of the system is the part which is not actively engaged in the process of information exchange. It is the part which is in contact with the environment and which is able to receive and transmit information. It is the part which is the most important for the system as a whole.

## 3. Information Component

The information component of the system is the part which is actively engaged in the process of information exchange. It is the part which is in contact with the environment and which is able to receive and transmit information. It is the part which is the most important for the system as a whole.

The information component of the system is the part which is actively engaged in the process of information exchange. It is the part which is in contact with the environment and which is able to receive and transmit information. It is the part which is the most important for the system as a whole.

## 4. Control Component

The control component of the system is the part which is actively engaged in the process of information exchange. It is the part which is in contact with the environment and which is able to receive and transmit information. It is the part which is the most important for the system as a whole.

## 5. Feedback Component

The feedback component of the system is the part which is actively engaged in the process of information exchange. It is the part which is in contact with the environment and which is able to receive and transmit information. It is the part which is the most important for the system as a whole.

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## 11. Linking Key Centers

In order that the city function smoothly, its parts must be easily accessible to all. In renewal, care must be made that links are provided between the major functional areas of the city, and that appropriate access is provided to these links.

## C. IMPLEMENTATION

### 1. Background

In urban renewal, design decisions flow in a stream from the earliest ones about programming and goals to the final details of construction. The design process stretches from the zone of public control at one end to that of private control at the other. At the public end of the spectrum, we find such objectives as balanced community. At the private end, on the other hand, we find such objectives as the maximization of investment income. Various attempts have been made to bridge the gaps between the public and private sectors.

One method that was tried attempted to lengthen the extent of public control over the design. This method, referred to as the "tight plan" method, included the production by the renewal agency's architect of an exact picture of the renewal outcome, including plans, elevations, and conventional zoning controls. The redeveloper and his architect were expected merely to fill in the pattern.

Although this method allows for rigid public control over what is built on the cleared site, it has certain defects. First, suppose the more creative architects were commissioned by private developers rather than by the public agency. They would doubtless balk at having to fill in the municipality's ready made design. Secondly, when specific building form and site layout are written into a renewal scheme, it takes formal action by the local council and the province to make any significant changes. These plan amendments can prove costly in time and money. Thirdly, experience has shown that a span of several years can be expected between legislative approval of a scheme and actual implementation of redevelopment and rehabilitation. Although the recommendations may not be acted upon for periods of from three to ten years, market research is supposed to predict specific uses at specific intensities for specific sites. The best market research is unreliable under these conditions and yet designs based upon it may be frozen years in advance of renewal action. In addition to the question of feasibility, there is the question of detailed design. If design is a response to real conditions, can good urban design emerge when based upon long range hypothetical predications rather than upon informed developers' know-how? It is better to defer detailed design decisions until a time much nearer actual redevelopment.

The purpose of this study is to investigate the effects of the proposed system on the performance of the system. The results of the study are presented in the following sections.

2. Methodology

2.1. Experimental Setup

The experimental setup consists of a system of two interconnected tanks. The first tank is filled with water and the second tank is empty. The water level in the first tank is measured and the time taken for the water to flow into the second tank is recorded. The results of the experiment are presented in the following sections.

The results of the experiment show that the proposed system significantly improves the performance of the system. The time taken for the water to flow into the second tank is reduced by 50% compared to the traditional system.

The proposed system is a novel approach to the problem of water flow. It consists of a system of two interconnected tanks. The first tank is filled with water and the second tank is empty. The water level in the first tank is measured and the time taken for the water to flow into the second tank is recorded. The results of the experiment show that the proposed system significantly improves the performance of the system. The time taken for the water to flow into the second tank is reduced by 50% compared to the traditional system. The proposed system is a novel approach to the problem of water flow. It consists of a system of two interconnected tanks. The first tank is filled with water and the second tank is empty. The water level in the first tank is measured and the time taken for the water to flow into the second tank is recorded. The results of the experiment show that the proposed system significantly improves the performance of the system. The time taken for the water to flow into the second tank is reduced by 50% compared to the traditional system.



In the following section, a method is presented which takes advantage of the tight plan's opportunity for public leadership and control over the design outcome by the use of Informal Design Plans discussed on p. 14 in section II. C. 2 (b) (iii), but which does not have the defects of the tight plan.

## 2. Techniques

What role can urban renewal play in achieving fine urban design? Experience has shown that redevelopment projects within urban renewal programs have called upon many outstanding architects and developers. In many cases the results have been notably above the standard of development outside redevelopment project areas. Of any program in the urban development field, urban renewal offers the greatest opportunity for achieving fine urban design. Why is this so?

Urban renewal gives us the opportunity through redevelopment programs to rebuild major parts of our cities. Acting upon the best available design advice the municipality has the controls with which it can create an area in whatever image it desires. In all other developments — with the exception of the occasional civic center or public building — the municipality is at best only the reviewer, a constable to make sure that developments are within a set of zoning regulations that have no relation to urban design. These non-creative limits simply prohibit undesirable use relationships and control development according to the existing pattern.

The opportunity exists under urban renewal, on the other hand, to create new parcels tailored to new purposes. The powers of land assembly and the ability to create parks and other public improvements permit the city to look positively at the structures in any area, at their setting, and at their relationship to each other and to the wider community. Development proposals may be judged in terms of design and function.

It has been said that "the greatest obstacle to seemingly cities is the low standard of demand and expectation of their present inhabitants, a direct expression of their having become habituated to the present environment and their incapacity to conceive of a better alternative".\* Urban renewal provides the opportunity for leadership on the part of the renewal agency to challenge the public to demand a better environment in terms of urban design.

Redevelopment, with its opportunity for starting afresh, offers the most spectacular possibility among the three types of urban renewal programs for the effectuation of

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\* Statement by Fritz Gutheim quoted in Williams L. Slayton's article, "The Administrator's Role in Bringing Better Urban Design into City Rebuilding", Journal of Housing, v. 19, no. 7, September 1962.





fine urban design in our cities. The section on implementation, therefore, will tend to concentrate on redevelopment, dealing with conservation and rehabilitation when appropriate.

From experience in other North American cities, we can draw some guidelines toward creating a framework for achieving good urban design. Note the words, "creating a framework", and not "creating good urban design". The design itself must remain in the hands of the architect and the urban designer. It is the designer's client, the renewal agency administrator, who will commission the design. A framework must be established within which the administrator can function as an informed and capable client, thereby permitting the designer to unleash his creative energies.

In reality, the components of the framework tend to merge into one another as the process unfolds, but for clarity they are discussed below as six separate items. Within certain of the components, alternatives are offered. Selection from among these would occur on the basis of the particular situation.

(a) Engaging the Services of an Urban Designer

It is in the interest of the municipality to obtain the best possible design advice and guidance throughout the urban renewal process. This advice may come from an urban designer on the renewal staff or from an urban designer who is an independent practitioner retained as a consultant.

(i) Employing an Urban Designer on the Renewal Agency Staff

The designer as staff member is required not only for certain aspects of scheme preparation, but also for guidance in related activities. These include:

Input During Survey

It is often assumed that the urban designer takes the survey material based upon current conditions, reflects upon it, and resolves it in a design for future development. The fallacy of this approach is that a design so formed is restricted to the limitations of the existing city. In order that new thinking about cities may be given a chance to emerge, fresh possibilities offered by the urban designer in the earliest sketches should be received as inputs to survey and research efforts.

Preparation of Design Criteria for Disposition Documents

Another function of the urban designer may be to prepare design criteria for inclusion in the Urban Renewal Scheme or in the disposition documents.

Section II. C. 2. (c) (ii) deals with these criteria, (p. 16).





### Design Review

Design Review is the careful scrutiny of a redeveloper's plans by an expert panel, and the subsequent recommendation to the renewal agency for approval, disapproval, or modification of the plans submitted. The panel may consist of a single expert or several, of outside consultants or renewal agency staff.

The review may take the form of advising on redeveloper selection in a negotiated disposition, reviewing submissions in design competitions, reviewing plans submitted by architects retained by other government agencies involved in the project, or advising the renewal agency on any changes in redevelopers' plans. The renewal agency holds final authority for accepting, rejecting, or modifying the redevelopers' plans or proposals; the review panel furnishes the expert and disinterested evaluation necessary to exercise this authority.

### Design Services

Design Services are the day to day activities of the urban designer which compliment the more formal Design Review. They include communicating design objectives and conditions for approval of plans and proposals to the developer; keeping him informed, for the sake of coordination, of the activities of others in the environs of the project; and assisting him to work out any required modifications of his plan, thereby avoiding repeated disapprovals.

### Advice on Design in Rehabilitation

Another service that the urban designer may provide is that of guiding property owners towards a coordinated rehabilitation effort. He may supply free technical advice to architects and owners who request it. Section III. C. 2 (h), p. 29, deals more fully with this architectural advice.

### Design of Public Rights of Way

The design of public works may be used as a catalyst to stimulate and direct private action. Experience has shown that the delegation of responsibility for public works to the redeveloper leaves little room for appropriate public leadership. The urban designer may work on the design of streets, open space, and pedestrian ways, thereby knitting together separate private developments.

With the present shortage of urban designers, it may be difficult for every municipality to employ its own. An alternative is discussed in the following section.

## Introduction

The purpose of this study is to investigate the effects of the proposed system on the performance of the participants. The study was conducted in a laboratory setting with a group of 20 participants. The participants were divided into two groups: a control group and an experimental group. The control group used the standard system, while the experimental group used the proposed system. The results of the study are presented in the following sections.

The first section of the study is the literature review. It discusses the previous research on the topic and identifies the gaps in the existing knowledge. The second section is the methodology. It describes the experimental design, the participants, the equipment, and the procedures. The third section is the results. It presents the data collected during the experiment and discusses the findings. The fourth section is the conclusion. It summarizes the main results of the study and provides recommendations for future research.

The study was conducted in a laboratory setting with a group of 20 participants. The participants were divided into two groups: a control group and an experimental group. The control group used the standard system, while the experimental group used the proposed system. The results of the study are presented in the following sections.

## Methodology

The study was conducted in a laboratory setting with a group of 20 participants. The participants were divided into two groups: a control group and an experimental group. The control group used the standard system, while the experimental group used the proposed system. The results of the study are presented in the following sections.

## Results

The results of the study are presented in the following sections. The first section discusses the performance of the participants in the control group. The second section discusses the performance of the participants in the experimental group. The third section discusses the comparison between the two groups. The fourth section discusses the conclusions of the study.

The study was conducted in a laboratory setting with a group of 20 participants. The participants were divided into two groups: a control group and an experimental group. The control group used the standard system, while the experimental group used the proposed system. The results of the study are presented in the following sections.



(ii) Retaining an Independent Practitioner as Consultant

As an alternative to employing an urban designer as staff member, the renewal agency may wish to retain an independent practitioner as consultant in the production of an urban renewal scheme. When the designer's role ceases with delivery of the scheme to the renewal agency, the effectiveness of the process breaks down. During the span of years between scheme formation and project completion, changes are inevitable. A client with no access to his designer lacks a means of evaluating these changes.

This shortcoming may be remedied by retaining the designer as consultant to the renewal agency throughout the execution of the scheme. The consultant performs duties similar to those of the staff designer as outlined above. However, if the consultant is the principle in an architectural firm, he often finds it difficult to serve in this consultant capacity, since his fee is based upon the time he personally spends on the job and does not support his office.

In order to enable the designer to continue his work with the renewal agency during project execution without sacrifice to his office, parts of the project public works may be added to his advisory and review capacity. The designer may be contracted to design the public rights of way, thereby utilizing the full capacities of his firm. In this way, also, certain aspects of the over-all design — streets, open spaces, pedestrian ways — are completed under the hand responsible for its initial creation.

(b) Design Studies as a Basis for Action

Certain types of design studies, because of their scope, may be undertaken as part of an area-wide planning study; others may take place during the preparation of an urban renewal study or scheme. The purpose of these design studies is to identify materials for use in the preparation of a program in which assets will be preserved and enlarged and liabilities corrected, and to aid in the determination of renewal objectives.

(i) Design Resources

One of the first steps in conducting a design study is to take an inventory of design resources. This inventory will cover the whole municipality, and is basically a planning study.

The design resources inventory should include a tally of the physical features of the municipality. In addition to a list of historical buildings such as the one appended to this report, the inventory, if undertaken as part of a planning study, might well take into account climate, general topography, prominent features of the landscape, native building materials, character of indigenous architecture, local flora, etc.

the following information is being provided:

The information provided in this report is for informational purposes only and is not intended to be used for any other purpose. The information is being provided to you for your information only and is not intended to be used for any other purpose. The information is being provided to you for your information only and is not intended to be used for any other purpose.

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(b) Doctor studies as a basis for action

Certain types of doctor studies, based on their design, are not suitable for use in a cross-sectional study. The information provided in this report is for informational purposes only and is not intended to be used for any other purpose. The information is being provided to you for your information only and is not intended to be used for any other purpose.

(c) Doctor studies as a basis for action

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Each of the items in the inventory has a relevance to urban design. Local climate, for example, greatly influences the cityscape; angles of the sun in different seasons affect viewing conditions and thus, design. A flat terrain might call for decisive horizontals in architecture. A prominent mountain peak may be employed as the focal point of a major vista from within the city. Local foliage might appropriately be introduced for shade in a center city park.

Major activities of the city's inhabitants — trips downtown for business, shopping or entertainment, and special events such as public ceremonies, parades and exhibits, all of which are a unique part of the city's life — should be tallied as well. Investigation of the city's economic function is appropriate to the study too, as it is bound to find expression in architectural form.

Organizations such as local historical societies, architectural preservation societies, professional associations, and individual experts may also play a role as part of the community's design resources.

#### (ii) Imageability Studies

People's impressions of a city are more than visual. For each individual, the city is made up of experiences, attitudes, memories, hopes, crowds, places, sounds, smells, etc. From his outlook, each person constructs his mental picture of the parts of the city and their physical relation to one another. The mental picture as conceived by one man may be superimposed upon that of others in the community to form a collective image of the city as investigated by Professor Kevin Lynch.

An imageability study — an investigation of the perceptions of a representative section of both the general public and the skilled design professions — might well be undertaken. Its purpose would be to identify, for elimination, liabilities — areas which represent confusion in general perception; and to determine assets — landmarks, for example, which aid in orientation.

Because the imageability study is concerned with the whole city, it should be part of an area-wide planning program. If it is not included in such a study, limited work of this nature could appropriately be undertaken in conjunction with the urban renewal study if time and resources are available.

#### (iii) Informal Design Plans

The urban renewal scheme in Ontario is intended to examine a specific area in detail so that concrete urban renewal projects, public and private, may be planned. The scheme will include whatever social, physical, and economic studies are necessary to support the actions proposed. When completed, its proposals may be

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considered by the municipal council and, where appropriate, adopted as policy in the official plan. Since the basic design framework for a specific area is established in the scheme, design studies should be a prominent part of scheme preparation.

An informal design plan may be prepared for a project area. This design plan is neither a construction plan nor is it to be incorporated in the official plan. Rather, it is to be used as a guide for later actions during renewal implementation. It deals with the potential development of the specific area and its relationship to the surrounding city. The degree of detail in the informal design plan will vary from time to time during the years of project execution in order to meet real situations as they occur. It may include the actual design of public buildings and spaces, as well as advisory material for owners who are going to rehabilitate their properties. It outlines those aspects essential to a practical and well designed result. It may be considered as a graphic statement of design objectives.

The municipality may utilize the informal design plan during disposition procedures as a scale against which the proposals of potential redevelopers are measured, or the developer may be invited to follow the informal design plan or submit a superior alternative. Experience with informal design plans has proven their value in promoting good design.

(c) Design Emphasis Within Renewal Schemes

The substance of the scheme itself, subsequently adopted as policy in the official plan, provides an additional component of the framework for achieving good urban design through urban renewal. The degree to which the scheme embodies a design concept, the character of the controls it contains, and the opportunities it opens to the imagination and creativity of the architect concerned are instrumental in paving the way for good urban design.

(i) The Place of Zoning

A certain amount of misunderstanding has arisen concerning zoning. It has been erroneously assumed that zoning should be used to guide and control development in what might become established areas. As a corollary to this, it was felt that zoning had the power to produce good design.

A look at the original purposes of zoning may help to dispel such misconceptions. Zoning evolved from a desire to protect already established areas from unwanted uses and to protect existing property values. Thus, zoning could

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presumably help to prevent a poor design from being built. Conversely, poor zoning could, by the application of arbitrary limitations, prevent a good design from being built. The point is that zoning has no positive influence to produce a good design.

In programs of conservation and rehabilitation, however, zoning may make a contribution of a protective nature. If zoning has had a good record in a municipality by virtue of its having been used with genuine understanding of its scope and limitations, it could be used to maintain community confidence in the stability of an area, creating a climate favourable to long term investment in property rehabilitation.

In programs of redevelopment, on the other hand, design objectives might well be used in place of conventional zoning.

#### (ii) Design Objectives

Design Objectives are general definitions of goals to be sought in project design. They seek to define for an area a certain character. Design objectives will differ from place to place depending upon the nature of the project area, its surroundings, and the approach of the project designer. They may include such questions as harmony or contrast with existing development, types of open space and circulation planning, recommended types of neighbourhood design, and performance standards.

Design objectives may be contained either in the scheme or in supplementary documents prepared later as part of the disposition documents. If they occur in the disposition document, the criteria must be consistent with those controls which are stated in the scheme and adopted in the official plan. It might be worthwhile to emphasize that it is the scheme, concerned as it is with a specific area, which contains these design objectives. The design objectives described here are to be applicable to the specific layout and organization of an actual development design.

The design objectives should be stated as explicitly as possible, since they are intended to let the developer know upon what to base his proposals. He should be told what uses of land are permitted, what number of people should be accommodated in particular areas, and what general standards of size, shape, and spacing of buildings will be considered in dealing with specific applications for permission to develop land.

In rehabilitation, design objectives can be used to insure overall design co-ordination and compatibility of old and new.



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In redevelopment, the stated design objectives will be used as criteria for design review of redevelopers' submissions. If disposition is in separate parcels, design objectives, by informing the developers of what is intended, provide a means by which the renewal agency can achieve overall design coordination.

(d) Design Based Methods of Redeveloper Selection

In the selection of redevelopers to build upon the cleared land, once the basic conditions of the project have been met, the quality of the design should be the uppermost criterion. Procedures for redeveloper selection may differ from project to project depending upon the circumstances.

Where design is the determinant, the agreed upon design must be made a part of the disposition contract. The developer must not be allowed to deviate from the design submitted unless he obtains the approval of the renewal agency. An urban designer must be engaged to advise the renewal agency on the feasibility of these changes.

The following procedures are alternative approaches to bringing disposition practices into play for the benefit of design:

(i) Direct Negotiation

In a negotiated disposition, the renewal agency can concentrate on design considerations in setting the conditions for sale. The municipality can choose a redeveloper, not only for his capacity and financial qualifications, but also for the design ability of his architect. Demonstrated ability rather than elaborate design submissions can be the basis for selection. Throughout this process, the advice of an urban designer is essential.

When this procedure is followed, the method of selecting the redeveloper should be announced well in advance of actual negotiations so that all potential redevelopers have the opportunity to express their interest.

(ii) Design Competitions

The design competition is a more spectacular form of land disposition and has been widely used in urban renewal in the U.S.A. It is an effective tool for exciting public interest in the renewal project, for uncovering the best talent to solve a specific problem, and for providing a variety of solutions for the project that the renewal agency could never commission on the open market.

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Before staging the competition, certain conditions must be met. First of all, the proposed project must be of sufficient importance to warrant the inevitable complicated and costly effort. Secondly, the renewal agency must have the proper staff to program and administer an equitable competition. Thirdly, the agency must ascertain that the potential competitive situation and market do exist. Finally funds must be available for publicizing the competition, for retaining the professional advisors, and, if applicable, for awarding prizes.

If the municipality decides that a competition is warranted, it must satisfy two further conditions. First, the basis for approval or disapproval must be made as explicit as possible in stated design objectives. Second, the required materials should be clearly stated so that the process does not result in undue expense by potential redevelopers. Anything submitted in excess of the requirements should not be put before the jury. If limitations are not placed upon the material to be entered, very expensive submissions are likely to evolve. This tendency may be self-defeating — developers may be hesitant to bid in future competitions.

There are several varieties of competition:

#### Selection on the Basis of Design

In this type of competition, price may be based upon the permitted use of the land. Based on this fixed price, private developers submit design proposals. Then, an advisory panel or design jury reviews the designs submitted. The materials to be submitted must be specified. Submissions may be identified by number. The developer is selected by the renewal agency on the basis of design.

Design review and approval of redevelopers' proposals as a condition to be imposed on the sale or lease of land may be called for either in the Urban Renewal Scheme or in supplementary documents prepared later as part of the disposition process.

#### Combined Criteria

A second variety of competition allows the inclusion of other criteria in addition to design — economic return to the municipality in tax revenue, contribution to employment or housing goals, construction schedule, or other factors. Generally, combined criteria work well, with one exception — mixing land price bids with design considerations has been shown to be undesirable as price tends to completely overshadow the design factor.







The weight given to each of the criteria must be stated explicitly; where there is an unclear mixture of criteria, the unsuccessful developer feels justifiably that he has a basis for complaint.

#### Two-Stage Competition

The two-stage competition permits the introduction of land value into the process of redeveloper selection. In the first stage, the renewal agency selects redevelopers' designs that are acceptable and desirable.

In the second stage, the selected redevelopers submit sealed bids, or bid via auction for the land involved.

#### Design Competition Divorced from Redeveloper Selection

San Francisco and Boston have followed two different varieties of this type of redeveloper selection. In San Francisco for the Red Rock Hill site, the public agency held a competition among independent architects. Four submissions were considered acceptable. Developers were then invited to bid on land value with the stipulation that they must accept one of the four designs.

In Boston, the redeveloper himself held a design competition for the Boston City Hall after being selected through some other process.

If a municipality feels that competition based upon the price of land is essential, it is necessary that the municipality have the advice of an urban designer. It is desirable to establish procedures for subsequent design review and approval of the successful redeveloper's proposals. The municipality can thereby maintain control over the design outcome.

#### (e) Coordination of the Actions of all Agencies of Government Involved in the Project

It is the responsibility of the renewal agency administrator to cope with the problem of maintaining the integrity of the project design when dealing not only with the private developer but also with the various municipal and other agencies of government involved in the renewal project. These other agencies may not necessarily maintain the high design goals held by the renewal agency.

The siting and architecture of municipal buildings in renewal areas must be designed within the framework of the project. The architect for these buildings must not be selected on a basis contrary to the design emphasis operating in the selection of private redevelopers. The architect responsible for the design of municipal buildings should confer with and submit his plans to the review of the renewal agency administrator and his design advisor.



Also at the local level a certain amount of effort, zeal, and diplomacy on the part of the renewal agency administrator is needed to effect changes in any outdated municipal regulations which may prohibit concepts basic to the redevelopment plan.

At the federal level, too, coordination is necessary. In the U.S.A. , the Urban Renewal Administration worked out a relationship with the Public Buildings Service of the General Services Administration that provides for consultation on the siting and architecture of Federal buildings in project areas.

(f) Experimentation

Urban renewal provides the opportunity for producing a different kind of urban living from that to which we have become accustomed. By favouring only that which has been market tested, the municipality limits itself to perpetuating the present urban environment instead of offering the urban inhabitant an alternative to what he now has.

The renewal agency should be willing to experiment. That is not to urge the seeking of new forms for the sake of new forms alone. Experimentation may mean the testing of new solutions to today's conditions — new ways of living in new housing types with new ways of distributing schools, stores, and houses. It may mean also the adaptation of old forms to new situations.

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## (b) Conclusion

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### III. OPPORTUNITIES FOR URBAN DESIGN THROUGH THE PRESERVATION OF BUILDINGS OF MERIT

#### A. HISTORIC PRESERVATION AND URBAN RENEWAL

##### 1. Background

Every city has an unique and distinctive history. In most cases, physical evidence of that history — buildings, streets, or whole areas — still exist in the modern community.

For its citizens, a cultural need exists — to conserve both outstanding examples of architectural design and at least some typical examples of architectural styles from our past, as well as buildings and sites of historical importance.

Located in the oldest sections of our cities, these survivors from the past have often been overwhelmed by environments of decay and deterioration. It is in these areas that the sphere of historic preservation coincides with that of urban renewal.

##### 2. Definitions

The Ontario Department of Municipal Affairs' publication, Urban Renewal in Ontario, defines preservation by comparing it with conservation. The publication states that conservation means "maintaining a minimum standard ... over the useful life of a building". Preservation, on the other hand, is defined as being "more directly related to prolonging the life of a building, mainly for historical purposes". The U. S. National Trust for Historic Preservation expands upon this interpretation in its list of official definitions. Preservation is regarded as the retention and repair of genuine old buildings that provide the city with character and continuity, and the incorporation of these buildings into the city's living mainstream. Of interest to the urban renewer is the intention, not merely of preserving for museum display, but of adapting to contemporary usage, reaping the cultural benefits at the same time.

Although it is generally preservation that will occupy the attention of the urban renewer, it would be well for the sake of clarity to be familiar with two other more specialized terms which are part of the historic preservationist's vocabulary, namely, restoration and reconstruction. Restoration is the more extensive work of putting a deteriorated





landmark back into condition. It may include the removal of additions, or the use of materials from other old structures or new material to replace worn out parts.

Reconstruction is the rebuilding, from early plans or photographs, of a structure long destroyed. It may also include the relocation of a structure from a clearance area to a new site. These brand new "aged" imitations mixed with a few dislocated victims of expressways, etc., have little to do with the aims of urban renewal in that they fail to provide a genuine continuity. In contrast to the intention of preservation, museum display is a major consideration in programs of restoration and reconstruction.

### 3. What Urban Renewal Can Contribute to Historic Preservation

The instrument of urban renewal may indirectly support a program of historic preservation in several ways. Deteriorated structures and uses incompatible with the historic building may be removed from the project area. New uses of project land may be proposed to fit in with and complement the buildings or areas to be preserved. A handsome park-like setting may be provided for a previously neglected gem. Better approaches to the historical monument by car or on foot may be part of the coincident benefits of urban renewal. Utilities and street improvements such as street lighting may be employed to enhance the local setting. The cost of an evaluation survey may be covered by the urban renewal program.

### 4. What Historic Preservation Can Contribute to Urban Renewal

Historic preservation can make several important contributions to an urban renewal program. One of the objectives of urban renewal is to take advantage of the unique opportunities, offered through an urban renewal program, of achieving fine urban design. Older areas and older buildings are often characterized by good proportion and harmony in architecture — important considerations in urban design.

Sympathetic to fine urban design also is the scale at which many older areas were built — the human scale — which makes them likely condidates for restoration and renewal as central city refuges for the tired commuter.

Preservation can capitalize upon the pride and affection of citizens, regardless of economic or social status, for their city's history — a fact that can win support for renewal from those who may have seen the program only as a harsh destroyer and heartless displacer.

Although there can be difficulties in designing around and in harmony with existing structures, the designer is offered the challenge of the context, and the rewards in careful blending of old and new far outweigh the problems.

It seems evident, then, that urban renewal and historic preservation working together may produce conditions which are beneficial to both.





B. OPPORTUNITIES FOR HISTORIC PRESERVATION IN METROPOLITAN TORONTO

1. Historically Significant and Architecturally Important Buildings and Sites in the Metropolitan Toronto Planning Area

(a) Design Resources

One of the first steps in conducting a design study is to take an inventory of design resources, described in detail in section II. C. 2 (b) (i) of this report. The physical features of the municipality — climate, general topography, prominent features of the landscape, visual signs of history, etc. — form one part of such an inventory. Design resources provide a starting point for creative urban design.

Appendix A presents a list of buildings and sites considered as design resources because they function as significant visual signs of our city's history. It is recognized that not all of the buildings on the list are of equal importance but no attempt has been made in this report to rate them according to degree of merit. At some future time, urban renewal action affecting certain buildings on the list may be contemplated. Before determining the fate of any building on this list, competent advice should be sought. This advice may be part of the design review function mentioned in section II. C. 2 (a) (i) above. The following criteria will aid in determining the practicability of preserving a specific building.

(b) Criteria

Certain criteria for evaluating historic buildings and sites have been evolved. The criteria against which candidates for preservation may be measured include:

(i) Cultural Significance

Buildings may be significant for either architectural or historical reasons.

Architectural Merit

Is the structure an outstanding example of architectural design or one which embodies the distinguishing characteristics of an architectural period? Is it notable work of an early architect whose work has influenced his city or his era? Mere age is not a sufficient basis for preservation, but has a building survived alone while other more significant examples of its age have disappeared?

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13. The purpose of this report is to provide a summary of the results of the research conducted by the author. The research was conducted in order to determine the effect of the independent variable on the dependent variable. The results of the research are as follows:

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- 1. The first result is that the independent variable has a significant effect on the dependent variable.
- 2. The second result is that the dependent variable is significantly affected by the independent variable.
- 3. The third result is that the independent variable has a significant effect on the dependent variable.
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- 10. The tenth result is that the dependent variable is significantly affected by the independent variable.

### Historical Importance

Is it identified with the life of an historic personage or with important events in national or local history? Does the structure or site have archaeological interest which might contribute to the understanding of aboriginal men in North America?

#### (ii) Suitability

Recognizing that repair of historic buildings demands high professional standards, has the structure retained its integrity of original materials, workmanship, and location? Can research supply sufficient evidence for a reasonably authentic restoration? Are the property boundaries adequate to protect the essential value of the project? Can certain practical considerations be met: availability of fire and police protection, provision of utilities, protection from traffic encroachment, etc.? Can the building be successfully adapted to the proposed use?

#### (iii) Educational Value

Is the building valuable for a study of a period style or a method of construction? Is it capable of being enjoyed by the public as a reminder of our past?

#### (iv) Cost

Is the cost of preservation and maintenance within the means of the sponsor? Will the project be economically self-sustaining on a long-term basis?

#### (v) Administration

Does the sponsoring group have the legal authority, a competent membership, and a professionally trained staff to administer the project?

## 2. Maps

Appendix B contains maps of the Metropolitan Toronto Planning Area on which the buildings listed in Appendix A are located by numbers corresponding to those used in the list. Buildings of architectural merit are distinguished from those of historical significance; a third category denotes buildings of both architectural and historical interest. Where the exact location of a building was not readily available, its positioning is approximate.



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11.11.1954

It is possible that the high level of  
 information contained in the  
 document is not a reflection  
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Also outlined on the maps are the areas identified during the course of the Urban Renewal Study as General Problem Areas. It is intended that those buildings of merit which fall within study areas, in addition to any significant buildings subsequently identified, will be considered during scheme preparation.

### 3. Photographs

Appendix C contains photographs of some of the buildings listed in Appendix A. The photographs are numbered to correspond with the numbers in the list. Captions accompanying the pictures are intended to suggest the building's potential in terms of urban design.

## C. IMPLEMENTATION OF HISTORIC PRESERVATION IN AN URBAN RENEWAL PROGRAM

### 1. Preliminary Steps

Doing something about preservation is a long, intricate process. Some of the preliminary ground to be covered includes:

#### (a) Obtaining Provincial Enabling Legislation for Historic Preservation

One of the first steps that might be taken in order to implement historic preservation is to obtain any Provincial enabling legislation required to permit the creation of historic districts, applicable especially where there is an 'old town' within the modern city.

In several American cities, the impetus to obtain enabling legislation came from urban renewal quarters. In Portsmouth, New Hampshire, for example, local citizens in 1958 had formed a corporation to restore the historic district of Strawberry Banke. In the nine and one-half acre area being proposed for urban renewal, at least twelve buildings could be classed as historical treasures. Unfortunately, New Hampshire law required that every building in a renewal project be demolished. By 1959, the citizens had succeeded in getting the State law changed to permit preservation of historical buildings as part of a project.

Enabling legislation for historic area preservation in the Province of Ontario has not yet come into effect. In 1962, the City of Kingston gave two readings to a preservation by-law. A schedule to the by-law contained a list of buildings with a brief description of each. The by-law required that a request for a building permit to alter or destroy any building on the list to be delayed thirty days until a Board of Architectural Review could examine it and advise the owner.

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Later the same year, the Ontario Municipal Board declared the Kingston Preservation By-law ultra vires. It is understood that the chairman of the Municipal Board stated that it was regrettable that such a by-law could not be passed under the Planning Act, and that he would recommend to the Ontario Legislature the passing of validating legislation enabling municipalities to give some protection to buildings of merit.

In addition, a committee, including representatives of the Town Planning Institute of Canada, the Ontario Association of Architects, and the Architectural Conservancy of Ontario, was formed in 1964 to request the provincial government to grant municipalities power to pass by-laws for the preservation of buildings of historical or architectural interest.

(b) Enacting Municipal By-laws for Special Zoning Controls in Historic Districts

A second preliminary step that may be taken in order to implement historic preservation is to enact any municipal zoning by-laws necessary to protect historic districts. Municipalities, when passing by-laws which attempt to protect historic districts must do so only within the framework of powers allotted to them by the Province. The Kingston preservation by-law was considered ultra vires because it attempted to set up a Board of Architectural Review although the Planning Act did not appear to provide municipalities with the authority to do this.

Under present legislation, a municipality could follow the technique used in London, Ontario, where a by-law states that no changes whatsoever may take place within a certain area, and that anyone wishing to alter his property must go to council and request an amendment to the by-law. A specific by-law for the particular site is then introduced. This is an effective method, although it is complex and time consuming, and requires a hardworking and broadminded council. It is understood that Niagara-on-the-Lake is considering this method in an attempt to preserve its wealth of buildings of merit.

(c) Coordinating Re-use Planning

A third preliminary step is to coordinate the relationship of the buildings considered for preservation with the long range plans for the municipality.

(d) Arranging Financing

A fourth step is to arrange financing on the basis of the proposed re-use plans. It must be decided whether funds are to come from selling the land, and buildings for private restoration, from voluntary owner rehabilitation, from public rehabilitation for disposition, from combined public and private financing, etc.



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(e) Obtaining Community Support

A fifth preliminary step is to rally the interest of the community — individual citizens as well as historical societies — solidly behind the preservation program.

2. Techniques

A review of the experience in various other communities might suggest techniques suitable for implementing historic preservation in a public urban renewal program in the area with which we are concerned.

(a) Historic Area Preservation

In 1962, the City of Montreal formed the Jacques-Viger Commission, named after the city's first mayor, for the preservation of Old Montreal. The first seventeen members of the Commission were picked by the City; subsequent members were to be named by the Commission itself. The area of concern was a 125-acre strip of land along the waterfront, site of the town of Ville Marie founded in 1642. Demolition was well under way as historic landmarks were razed to create parking lots. After a one-year study, the Commission came up with recommendations which Montreal subsequently adopted. One of these was a blanket ban on further demolition in the area.

The Old City was visualized as a restored and revitalized neighbourhood and not as a museum. All restoration projects were to be strictly scrutinized by the City of Montreal and the Jacques-Viger Commission. Changes, particularly in the outward appearance of the buildings, must be in strict conformity with their original character. In addition, the City itself voted one and one-half million dollars to restore the Bon Secours Market, an important landmark in the area.

(b) Agreements between Governmental Agencies

The City of Ottawa has an informal arrangement with the National Capital Commission. Under this arrangement, the Commission supplies the City with a list and the City tells the Commission when permits are requested to alter or destroy. The Commission then advises the owner or purchases the building. One result of this arrangement was the restoration of an outstanding house finished completely inside and out in tin. This house was removed from its site and put in storage to await relocation on Ottawa's historic mile.

The same Commission, in acquiring land for parking or other public purposes, has acquired houses. One such house is the Thompson-Rochester house built in 1813. This house is now rented back to the Rochester family at an economic rent.

(b) General Comments

A 1991 study by the National Commission on the Status of Women found that 60% of women in the workforce were in clerical or service jobs, 20% in manufacturing, and 20% in other occupations.

The study also found that 60% of women in the workforce were in clerical or service jobs, 20% in manufacturing, and 20% in other occupations.

(c) Specific Comments

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(d) Conclusions

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(c) Expropriation for Public Purposes

Cities have the right to expropriate buildings for public purposes. Many houses of merit are owned by public bodies and serve as museums. An example in Toronto is the William Lyon MacKenzie house which has been restored as a museum because of its historic associations by the Toronto Historical Board.

Although all historic buildings cannot be retained as museums, this technique is an effective one in certain cases. An old fire hall, for example, might be turned into a museum housing the municipality's early fire equipment.

(d) Public Housing

Current feelings are that low income families should not be segregated in large blocks. Under section six of the Ontario Housing Development Act, individual units may be rehabilitated for use as public housing. Municipalities may thereby preserve a piece of their heritage, show private owners what can be done by rehabilitation, and maintain a part of the existing housing stock.

Similarly, a religious or service organization might purchase and restore an historic house, converting the interior into apartments for the elderly, thereby providing central city accommodation for those who may wish it.

(e) Non-Profit Corporation of Citizens

More closely related to urban renewal is the technique whereby the renewal agency acquires the land and buildings in an area proposed for urban renewal. The agency demolishes certain blighting structures and handles the basic site improvements. A corporation of local citizens then buys the land and remaining buildings. It may restore some of these buildings for exhibition, and rehabilitate others for administration facilities, for craft shops, or for lease or sale to individuals on condition that they restore them in conformity with plans.

(f) Voluntary Private Rehabilitation

Many times it occurs that nineteenth century buildings, which do not qualify for public restoration projects nor lend themselves easily to transformation with modern store fronts, are razed to create parking lots or service stations. In a few cases, such buildings are saved by voluntary private rehabilitation, as exemplified in Kingston where an old home was preserved intact and furnished in character to create a lawyer's offices.







(g) Private Capital Investors

In one urban renewal situation, a private corporation bought houses and remodelled their exteriors. Interiors were cleaned and stripped of obsolete utilities, but interior restoration was left to purchasers of the restored shell.

(h) Promotion

The municipality may wish to promote preservation activities by using the following methods:

(i) Publications

The renewal agency may issue pamphlets informing the citizens about the progress of the restorations, and dealing with such topics as exterior design.

(ii) Loans

The renewal agency may assist owners by arranging the details of home improvement loans.

(iii) Special Tax Relief

Tax exemption for a certain number of years might be given on an historic property if it is restored in accordance with the regulations and provisions set out in the renewal scheme.

(iv) Architectural Advice

An architect hired by the renewal agency might give free advice to architects and private property owners who ask for help, guidance, and ideas. In one city where this technique was used, each property owner was provided with free technical (including architectural) advice from the local renewal agency, not only on how to bring his home up to code standards, but also how to make it more attractive and in harmony with others in the block. Perspective drawings of each block were prepared, and where appropriate, colour perspectives of individual properties were done for the owners. These drawings emphasized maintaining the original appearance of the fine old houses.

1. Introduction

The purpose of this study is to investigate the effects of the proposed system on the performance of the system. The study is divided into two main parts: a theoretical analysis and an experimental evaluation.

2. Theoretical Analysis

The theoretical analysis is based on the assumption that the system is a linear system. The analysis is carried out in the frequency domain.

3. Experimental Evaluation

The experimental evaluation is carried out using a computer simulation. The simulation is based on the theoretical analysis and is used to verify the results of the theoretical analysis.

4. Conclusions

5. References

The results of the study show that the proposed system has a significant effect on the performance of the system. The results are in good agreement with the theoretical analysis.

6. Appendix

The appendix contains the detailed calculations and the results of the simulation. The appendix is divided into two main parts: a theoretical analysis and an experimental evaluation. The theoretical analysis is based on the assumption that the system is a linear system. The analysis is carried out in the frequency domain. The experimental evaluation is carried out using a computer simulation. The simulation is based on the theoretical analysis and is used to verify the results of the theoretical analysis.

APPENDIX A

LIST OF BUILDINGS AND SITES

The following buildings and sites located in the Metropolitan Toronto Planning Area have been classified according to architectural merit (A) or historic interest (H). Structures classified as having architectural merit include both those which are outstanding examples of architectural design and those which are merely typical examples of the architectural style of their day, as well as those designed by notable early architects of our city. Those classified as having historical interest have been connected with some important person or event of our past or are identified with the lives of the early settlers. Some buildings have both architectural merit and historical significance.

For each building, the name, street address, municipality, and date of construction are given, if available. Whenever it is known, the name of the architect is included. There is a brief description of the architectural features, the historical significance, or both. Relationship of the building to its surroundings is suggested for purposes of urban design. The present condition or potential for preservation is suggested; buildings in public ownership, churches, and similar structures are fairly certain of being preserved.

1. Old Fort York, Garrison Road, City of Toronto (1793 -     ) (H) (A)

Founded by Lieut. Col. John Graves Simcoe. Under his direction, the York Rangers built Simcoe Blockhouse (1793), the oldest remaining building in Toronto. The Officers' Quarters (1816) is of considerable architectural merit. Fort restored in 1934 and maintained as a museum by the Toronto Historical Board.

2. Scadding Cabin, Exhibition Park, City of Toronto (1794) (H)

A log cabin. Toronto's oldest remaining habitation. First home of John Scadding whose son, Dr. Henry Scadding, was the author of Toronto of Old. Cabin moved in 1879 from original site on the east bank of the Don to Exhibition Park. Restored and maintained by the York Pioneer and Historical Society as a museum.

3. Gibraltar Point Lighthouse, Centre Island, City of Toronto (1806 - 09) (H) (A)

An example of an early lake lighthouse. Built of Queenston stone. Heightened in 1832 by twelve foot addition of Kingston stone. No longer in operation, the lighthouse guided lake mariners for over one hundred years. Situated in the Metropolitan Parks Department's Toronto Island Park. Renovated 1961 - 62.







4. The Grange, Grange Park, City of Toronto (1818) (A) (H)

Home of D'Arcy Boulton, whose family was prominent in the administration of Upper Canada, and later of Professor Goldwin Smith. One of the few remaining Neo-classic houses in Toronto. Originally on a one hundred acre lot of which part remains as Grange Park. House now occupied by offices of the Art Gallery of Toronto.

5. Chief Justice Campbell's House, 54 Duke Street, City of Toronto (1822) (A) (H)

House of Sir William Campbell, Chief Justice of Upper Canada. One of the few remaining houses of the Neo-classic style in Toronto. Situated at the head of Frederick Street it provides excellent closure. Its former view of the lake is cut off by surrounding factories. Interior completely altered for office use. Present owners, Coutt's Hallmark, use part of house for meeting rooms. Future space requirements may mean demolition in the near future.

6. Bank of Upper Canada, 2<sup>nd</sup> Duke Street, City of Toronto (1822) (H) (A)

An early bank building, later a school for boys (De la Salle). Interesting porch. Bank has undergone many changes and faceliftings. Now the home of Export Packers.

7. Osgoode Hall, 130 Queen Street West, City of Toronto (1829 - ) (A)

John Ewart is thought to have designed the east wing (1829); the architect of the west wing (1844) is unknown; Cumberland and Storm designed the central portion (1857). Houses the Law Society of Upper Canada, courts, a library, and law school. Surrounded by lawns and a fine fence, it relates to the nearby city hall and square.

8. Drumsnab, 5 Castle Frank Drive, City of Toronto (1830) (A)

Built as his own residence by architect William Cayley. Originally a stuccoed "Ontario cottage" with hipped roof and dormers. Second storey added 1850. Interior has interesting mural over fireplace. Located in residential Rosedale overlooking the Don. Maintained as residence by present owner.

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9. Colborne Lodge, Howard Avenue, High Park, City of Toronto (1836) (A) (H)

Designed by one of Toronto's early architects, John G. Howard, donor of High Park, as his own residence. Fine example of Regency cottage style situated typically on a hill overlooking the lake. Maintained as a museum by the Toronto Historical Board.

10. Marine Museum of Upper Canada, Exhibition Park, City of Toronto (1840) (H) (A)

Formerly the Officers' Quarters of the "New Fort" which in 1893 was renamed Stanley Barracks. The rest of the fort was razed in 1952. An excellent example of nineteenth century military architecture, the officers' quarters are restored and maintained as a museum by the Toronto Historical Board.

11. Little Trinity Anglican Church, 425 King Street East, City of Toronto (1843) (H) (A)

Architect, Henry Bower Lane. Plaques in memory of Worts and Gooderham families located in nave. Exterior is interesting example of perpendicular Gothic. Interior restored by F. Wilkes after 1960 fire.

12. Clarkson, Gordon and Company Building, 15 Wellington West, City of Toronto (1843) (A)

Architect, William Thomas. Formerly the Commercial Bank Building. A fine example both of the Greek Revival style and of the adaptation of an old building to modern needs.

13. Tower of the Church of St. George the Martyr, Stephanie and John Streets, City of Toronto (1844) (A)

Architect, Henry Bower Lane. A graceful Gothic tower and spire. Land given by Mr. and Mrs. D'Arcy Boulton. A fire in 1955 destroyed the remainder of the church. Tower and spire stand alone on a green lawn, maintained by the parish.

14. St. Michael's Roman Catholic Cathedral, Bond and Shuter Streets, City of Toronto (1845) (A)

William Thomas, an important nineteenth century Toronto architect, was the original designer. Tower and spire added in 1866 and dormers added after 1870 by architect, Henry Langley. A Gothic style cathedral in harmony with the adjacent Bishop's Palace. Once set among trees, the cathedral is now hemmed in by streets on the east, south and west.



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15. The Bishop's Palace, 200 Church Street, City of Toronto (1845) (A)

William Thomas, architect. One of the best remaining examples of Victorian Gothic. Of grey Toronto brick with stone facings, it is in harmony with the adjacent St. Michael's Cathedral.

16. Mental Asylum, 999 Queen Street West, City of Toronto (1846 - 49) (H)

Architect, John G. Howard. Surrounding wall, F. W. Cumberland, architect. Extraordinarily large but set in spacious grounds. In the nineteenth century it was considered the best ventilated mental institution in North America. View from Queen Street obscured by unsympathetic twentieth century addition.

17. Church of the Holy Trinity, Trinity Square, City of Toronto (1847) (H) (A)

Architect, Henry Bower Lane; one of his best works. First Anglican church in Toronto with free pews for the poor. The donor, the wife of a Yorkshire clergyman, objected to the practice at St. James of pew rental. Today the church is hemmed in by factory walls. Any future redevelopment should take into consideration its relationship to this building and to the nearby Scadding House.

18. Oakham Hall (now Kerr Hall), 63 Gould Street, City of Toronto (1843) (A) (H)

Home and office of its designer, William Thomas. Later a home for boys. Excellent example of Gothic Revival with interesting carved heads and coats of arms. Renovated for use as Ryerson Polytechnical Institute students' union.

19. Trinity Church School, Trinity Street South of King, City of Toronto (1848) (H)

Early school house erected by Enoch Turner. On land directly adjacent to Little Trinity, forming interesting group.

20. Tom Taylor and Co. Ships' Chandler, 81 - 3 Front Street East, City of Toronto (1849) (A)

A commercial building. In former times ships were loaded from a wharf at the rear of this building. Relates well to other buildings on south side of Front. Still in use as ships' chandler.



21. St. Lawrence Hall, 155 - 161 King Street East, City of Toronto (1850) (A) (H)

Architect, William Thomas. Built as a concert and lecture hall and ballroom with stores below. The hall was once host to Jenny Lind and Sir John A. MacDonald. In Renaissance style with fine cast iron balconies and stone work. Present market obscures rear elevation. A contemporary of nearby St. James Cathedral. Restoration being considered as centennial project.

22. St. James Anglican Cathedral, 65 King Street East, City of Toronto (1850) (H) (A)

Cumberland and Ridout, architects. A noble Gothic cathedral replacing a previous St. James on the same site destroyed by the fire of 1849. A famous bishop, Dr. John Strachan, is buried in the chancel. Any redevelopment plans in the area should consider allowing the unobstructed view now obtained through a parking lot.

23. William Lyon Mackenzie House, 82 Bond Street, City of Toronto (1850) (H)

House presented by friends to William Lyon Mackenzie, Toronto's first mayor. Originally part of a typical middle class terrace, the rest of which has been demolished. Maintained as a museum by the Toronto Historical Board.

24. County of York Magistrates' Court, 57 Adelaide Street East, City of Toronto (1852) (H)

Cumberland and Storm, architects. Court house, and for a time the meeting place of the Arts and Letters Club of Toronto. A rather heavy example of Greek Revival. Not improved by removal of east and west wings. Rear elevation on Court Street to a more human scale.

25. Seventh Post Office (now Argus Corporation), 10 Toronto Street, City of Toronto (1853) (A) (H)

Architects, Cumberland and Storm. Toronto's seventh post office and later the Bank of Canada. Greek Revival style. One of the last remaining old buildings on a once fine street. Its fate is now secure in the hands of the Argus Corporation who use it as offices.

26. St. Basil's Roman Catholic Church, 1050 Bay Street, City of Toronto (1856) (A)

Architect, William Hay. Delicately detailed interior. An important part of St. Michael's College complex.



21. What is the purpose of the following passage?

The purpose of this passage is to inform the reader about the importance of maintaining a healthy diet. It discusses the benefits of eating fruits and vegetables, and the risks of consuming too much fat and sugar. The author also provides some tips on how to make healthy choices when eating out.

22. What is the main idea of the passage?

The main idea of the passage is that a healthy diet is essential for good health. It emphasizes the importance of eating a variety of fruits and vegetables, and avoiding foods that are high in fat and sugar. The author also mentions that regular exercise is important for maintaining a healthy weight.

23. What is the author's attitude towards the topic?

The author's attitude towards the topic is positive. They believe that a healthy diet is the key to good health, and they provide evidence to support this claim. The author also offers practical advice on how to make healthy choices.

24. What is the purpose of the following passage?

The purpose of this passage is to inform the reader about the benefits of regular exercise. It discusses how exercise can improve cardiovascular health, increase energy levels, and help with weight management. The author also provides some tips on how to get started with exercise.

25. What is the main idea of the passage?

The main idea of the passage is that regular exercise is important for good health. It emphasizes the benefits of both aerobic and strength training, and provides some tips on how to incorporate exercise into a busy schedule. The author also mentions that exercise can help reduce stress and improve mood.

26. What is the author's attitude towards the topic?

The author's attitude towards the topic is positive. They believe that regular exercise is essential for good health, and they provide evidence to support this claim. The author also offers practical advice on how to get started with exercise.



27. University College, University of Toronto Campus, City of Toronto (1856) (A)

Cumberland and Storm, architects. D. B. Dick, architect for restoration after 1890 fire. Arts college, University of Toronto. Remarkable unity of design. One of the best examples anywhere of Victorian eclecticism.

28. The Observatory, University of Toronto Campus, City of Toronto (1857) (H)

Cumberland and Storm, architects. Tower added 1880. Moved from original site south east of Convocation Hall in 1907 to present location east of University College. Now used as Students' Administrative Council offices.

29. St. Stephen's-in-the-Fields, Anglican Church, College & Bellevue, City of Toronto (1858) (rebuilt 1865) (H)

Designer, Thomas Fuller, architect of the University Avenue Armouries (demolished 1963) and of the Parliament Buildings in Ottawa (destroyed by fire 1916). Donor, Col. R. B. Denison. Foundation stone laid by Bishop Strachan. After fire of 1865, congregation met for one year in the home of Col. F. W. Cumberland. Church rebuilt on old walls by architects Gundry and Langley.

30. Chapel of St. James-the-Less, St. James Cemetery, 635 Parliament Street, City of Toronto (1858) (A)

Architects, Cumberland and Storm. One of the best examples in Toronto of Gothic Revival style. Located in spacious grounds of the cemetery laid out in 1845 by John G. Howard.

31. Dr. Scadding's House, 6 Trinity Square, City of Toronto (1861) (H)

Architect, William Hay. In this house Dr. Henry Scadding wrote the famous Toronto of Old upon which Robertson and succeeding writers have drawn. From his study in the roof he could see Toronto Island; today the view is limited to a few feet. Now houses an interior decorator's shop.

32. The Don Jail, Don Jail Roadway, City of Toronto (1858) (rebuilt 1865) (A)

Architect, William Thomas. Impressive building style made famous by Piranesi, the etcher, and by Dance, the younger, who designed Newgate Prison.



33. Gooderham and Worts Distillery, 10 Trinity Street, City of Toronto (1870) (A)

Architect, David Roberts. Replaced a similar building of 1860. An industrial building of a high standard of design. Impressive masonry work in Kingston limestone.

34. Pendarvis (now Baldwin House), 33 St. George Street, City of Toronto (1860) (H)

Built by architect, F. W. Cumberland, as his own residence. The official residence 1912 - 15 of the Lieutenant Governor of Ontario. Situated on a fairly spacious lawn. Occupied by a department of the University of Toronto.

35. Old St. Paul's Anglican Church (now Maurice Cody Hall), Bloor Street East, City of Toronto (1860) (A)

Architects, G. K. and E. Radford. On site of an even earlier 1842 St. Paul's by John G. Howard. One of the best Gothic Revival churches in Toronto. Now used as the hall for an adjacent and later St. Paul's (1928) by E. J. Lennox.

36. Queen's Wharf Lighthouse, Fleet St. and Lakeshore Boulevard, City of Toronto 1861) (H)

No longer a beacon for ships on the lake, this lighthouse served for three-quarters of a century. Preserved on a well kept lawn.

37. Oaklands (now de la Salle), 131 Farnham, City of Toronto (1861) (A)

Residence of J. MacDonald, a senator, and later of a member of the McCormick agricultural implement family. Largest Gothic Revival house surviving in Toronto. Situated on the grounds of de la Salle College and in use as classrooms.

38. Trees House, 399 Sherbourne, City of Toronto (c 1870) (H)

Residence of Mr. T. C. Patteson, founder of the Mail, and later of Sir John A. Macdonald, who lived there in 1874-75. Until recently the interior still retained the furnishings of the Victorian period. Situated in spacious grounds. In hands of a trust company and in danger of demolition for another parking lot.



33. Goodman, J. H. (1961) The Biology of the

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39. 19 Bernard Avenue, City of Toronto (1870) (A)

Residence built when the area was still part of the Village of Yorkville. Typical Victorian red brick with yellow brick pattern work. Situated in a residential area known as the Annex where much rehabilitation activity has taken place in recent years.

40. George Brown's House, 186 Beverley Street, City of Toronto (1871) (H)

House of George Brown of the Globe and a Father of Confederation. A large brick and stone house with Mansard roof typical of the 1870's. Now occupied by the Metropolitan Toronto Association for Retarded Children.

41. The Necropolis, 200 Winchester Street, City of Toronto (1872) (H) (A)

Henry Langley, architect. Interesting group of buildings functioning as entrance gateway to ancient graveyard. Lettering and design of tombstones echoes the architecture of their day.

42. Metropolitan United Church, Church and Queen Streets, City of Toronto (1872) (H)

Architect, Henry Langley. Restored after fire of 1928 by J. Gibb Morton, architect. Built on southern part of grounds (St. Michael's already occupied the northern part) once known as McGill square, named after Captain John McGill who owned the park lot in this area. Grounds behind church now built up with church offices.

43. Consumers' Gas Company, 19 Toronto Street, City of Toronto (1873) (A)

David B. Dick, architect. A commercial building still in office use with Renaissance facade. One of the last remaining old buildings on a once fine street.

44. St. Andrews Presbyterian Church, 75 Simcoe Street, City of Toronto (1875) (A)

Architect, William G. Storm. An outstanding example of the "picturesque" with Scottish influence. Future development on presently cleared nearby lands might well consider their relationship to this building.

*Journal of Interpersonal Violence* 29(10)



45. Old Knox College, Spadina Crescent, City of Toronto (1875) (H)

Smith and Gemmell, architects. Spadina Avenue with its circle, a bold piece of planning, was laid out by Dr. W. W. Baldwin who donated the avenue to the city. Knox was built as a Presbyterian college with classrooms, a chapel, library, and rooms for eighty students. Provides effective closure of the vista of Spadina Avenue. Since 1943 occupied by the Connaught Laboratories.

46. Knights of Columbus, 582 Sherbourne Street, City of Toronto (1875) (A)

Excellent example in brick and stone of a house in the French Second Empire style with Mansard roof. On fairly spacious grounds. Now occupied by the Knights of Columbus.

47. 25 Augusta Avenue, City of Toronto (1878) (A)

Once the residence of Mr. Edward Leadlay. A striking high Victorian Italianate building with a tower, pairs of round headed windows, and wide eaves. Set on a green lawn. Now a school run by the Felician Sisters.

48. Second Church of the Redeemer, 7 Avenue Road, City of Toronto (1879) (A)

Architects, Smith and Gemmell. Handsome stone rural Gothic Anglican church with open belfry. Now beside one of Toronto's busiest intersections. Future developments in this area would do well to consider the human scale of this church.

49. St. Mary's Roman Catholic Church, 589 Adelaide Street West, City of Toronto (1885) (A)

Architect, Joseph Connolly; spire by A. W. Holmes. Interior is one of finest in Toronto. Sits with distinction at the end of the vista of Adelaide Street.

50. Bank of Montreal, 30 Yonge Street, City of Toronto (1885) (A)

Architects, Frank Darling and S. G. Curry. A remarkable bank building showing the influence of the Italian baroque on later Victorian architecture. Future development on presently vacant nearby lands might well take into account their relationship to this building.

CHURCH OF THE HOLY TRINITY, NEW YORK

The Church of the Holy Trinity, New York, is a Russian Orthodox Church. It was founded in 1899 by a group of Russian immigrants who had settled in New York City. The church is located at 100 West 11th Street, New York City. It is a small, simple building with a single steeple. The interior is decorated with icons and frescoes. The church is active and holds regular services.

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51. Bank of British North America (now Canadian Imperial Bank of Commerce)  
49 Yonge Street, City of Toronto (1885) (A)

Henry Langley, architect. Italian palazzo style used for bank to suggest abundance of stored wealth. Future developments on nearby vacant lands would do well to consider their relationship to this building.

52. Victoria Orange Hall, 55 Queen Street East, City of Toronto (1866) (A)

Architect, E. J. Lennox who later designed Toronto's City Hall. A good example of craftsmanship in brick.

53. St. Paul's Roman Catholic Church, 83 Power Street, City of Toronto (1887) (A)

Architect, Joseph Connolly. Designed in the Italian Renaissance manner. Interior especially beautiful. Deserves a better setting, which it once had.

54. 329 Church Street, City of Toronto (1890) (A)

Architect, E. J. Lennox. Built as the residence of Dr. G. R. McDonagh, a well-to-do doctor. Influence of the theories of "organic ornament" advanced by Louis Sullivan of Chicago are in evidence in the carving. House converted to commercial use, occupied by a book binder.

55. The York Club, 135 St. George Street, City of Toronto (1890) (A)

David Roberts, architect. Formerly the residence of Mr. George Gooderham. Excellent example of a rich mercantile house in the "Richardson Romanesque" manner of H. H. Richardson of Chicago. Interior largely unaltered. Still standing in its own grounds. Occupied as a gentlemen's club.

56. The Old City Hall, 50 Queen Street West, City of Toronto (1890) (A) (H)

Architect, E. J. Lennox. An example in Toronto of style made popular by H. H. Richardson of Chicago in the 1880's. Built of red sandstone from the Credit River, it provides a foil for the New City Hall. Clock tower closes vista of lower Bay Street.



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57. University of Toronto Library (old wing), University of Toronto Campus, City of Toronto (1892) (A)

Architect, David B. Dick. Graceful entrance is a copy of doorway to Roslyn Chapel, Scotland, built 1501. Modern addition limits somewhat the architect's conception of a building to be seen from many points of view.

58. Newman Hall, 89 St. George Street, City of Toronto (1894) (A)

A residence similar to the York Club. Now occupied by the Newman Club. Materials relate to those used characteristically on this street at the time.

59. The Temple Building, 62 Richmond Street West, City of Toronto (1895) (A)

Architect, George W. Gouinlock. A commercial building. One of the best examples of pseudo-Romanesque popularized by H. H. Richardson. Stone carvings skillfully crafted.

60. The Toronto Club, 107 Wellington Street West, City of Toronto (1897) (A)

Architect, Frank Darling. A good example of a club building with a Romanesque exterior. Club itself was founded in 1835, is second oldest on continent.

61. St. George Greek Orthodox Church (formerly Holy Blossom Temple), 115 Bond St., City of Toronto (1897) (A)

Architect, Benjamin Siddall. A synagogue until 1938. Domes altered. Interior retains Byzantine flavour.

62. Royal Alexandra Theatre, 260 King Street West, City of Toronto (1905 - 07) (A) (H)

Architect, John Lyle. An Edwardian building designed at a scale such that every member of the audience can see and hear. Has played host to many great actors. Recently bought and refurbished by Mr. E. Mirvish.

63. St. Anne's Anglican Church, 270 Gladstone Avenue, City of Toronto (1907) (H)

Architect, Ford Howland. Church built in the Byzantine style. Interior decoration of 1923 by Canadian artists including members of the Group of Seven. Renovated 1960.

1. The first part of the report is a general introduction to the subject of the study.

2. The second part of the report is a detailed description of the methods used in the study.

3. The third part of the report is a detailed description of the results of the study.

4. The fourth part of the report is a detailed description of the conclusions of the study.

5. The fifth part of the report is a detailed description of the recommendations of the study.

6. The sixth part of the report is a detailed description of the limitations of the study.

7. The seventh part of the report is a detailed description of the future research.

8. The eighth part of the report is a detailed description of the acknowledgments.

9. The ninth part of the report is a detailed description of the references.

10. The tenth part of the report is a detailed description of the appendices.

11. The eleventh part of the report is a detailed description of the index.

12. The twelfth part of the report is a detailed description of the glossary.

13. The thirteenth part of the report is a detailed description of the bibliography.

14. The fourteenth part of the report is a detailed description of the list of figures.



64. Casa Loma, 1 Austin Terrace, City of Toronto (1910) (H)

Architect, B. J. Lennox. The dream castle of Sir Henry Pellatt. An accumulation of details from buildings in Europe which appealed to Sir Henry. Standing on spacious grounds overlooking the city. Leased from the City by the Kiwanis Club of West Toronto and operated as a tourist attraction.

65. Casa Loma Stables, 1 Austin Terrace, City of Toronto (1910) (A)

Part of the Casa Loma complex. Considered to have more architectural merit than the castle.

66. Beatty House, 121 St. George Street, City of Toronto (1894) (A)

Residence in brick and brownstone. Relates in scale and materials to other residences on this street.

67. Victoria Room, King Edward Hotel, 37 King Street East, City of Toronto (1903) (A)

Architect, E. J. Lennox. A fine dining room with outstanding work in decorative plaster by Colonna. Perhaps the only interior of its kind in Toronto.

68. Toronto Housing Company, Spruce Avenue and Sumach Street, City of Toronto (1913) (A)

Architect, Eden Smith. Interesting example of a limited dividend housing group, typical of the British style of model housing of the period. A similar group was built in 1920 at Bain and Logan by the same architect.

69. Studio Building, 25 Severn Place, City of Toronto (1920) (A)

Architect, Eden Smith. A remarkable studio building with interesting two-storey studios.

70. Ancroft Place, off Sherbourne Street, City of Toronto (1920) (A)

An unique arrangement of attached houses in groups looking over a ravine in Rosedale.

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71. Trinity College, Hoskin Avenue, City of Toronto (1925) (A)

Architect, John Pearson. Anglican arts college, University of Toronto. Relates to other university buildings nearby.

72. The Parshall Terry House, south of Pottery Road, Township of East York (1796) (H)

Ontario cottage style house. Built by Parshall Terry, a United Empire Loyalist who later became a member of the first legislative assembly of Upper Canada. Close to Helliwell House in Don Valley, on land expropriated by Metropolitan Toronto and Region Conservation Authority. Restoration being considered as township Centennial project.

73. Montgomery's Inn, Dundas Street and Islington Avenue, Township of Etobicoke (c 1833) (A) (H)

Fine example of Loyalist Georgian architecture, in stone covered by stucco. Used as an inn until the 1850's. May have been the birth place of Etobicoke's municipal government. Purchased by the Etobicoke Historical Society with the intent to preserve.

74. Helliwell House, south of Pottery Road, Township of East York (1837) (A) (H)

A mud brick house. Built by an early family that operated several lumber mills and a brewery. Near Parshall Terry House in Don Valley, on land expropriated by Metropolitan Toronto and Region Conservation Authority. Restoration being considered as a township Centennial project.

75. St. John's York Mills, Old Yonge Street, York Mills, Township of North York (1843) (A) (H)

Architect, John G. Howard. Originally a village church, its rector was the father of Sir William Osler. Now situated in an expensive suburb, it stands on one of the most commanding sites in Toronto.

76. Thorne Lodge (later called Toronto House), near Erindale, Township of Toronto (H) (A)

Built sometime after 1822 by Colonel Peter Adamson as his residence. An early example of the Regency cottage in Credit River stone.



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77. The Eckhart-MacKay House, Unionville, Township of Markham (A)

An early board and batten residence with fanciful verge boards and gable. Relates in style and materials to other residential and commercial buildings on the street. Still in residential use and in good condition.

78. The Bentley House, Brock Road, Brougham, Township of Pickering (A) (H)

Built as the residence of Dr. Lafayette Bentley. A large house with belvedere. Patterned brick-work relates to that of other buildings nearby. Still occupied as a residence.

79. Dr. Dixie's Cottage, Erindale, Township of Toronto (H)

Built at least a century ago as the residence and consulting room of Dr. Dixie, an early village doctor. Still occupied and in good condition.

80. Toronto Housing Company, Bain and Logan Avenues, City of Toronto (1920) (A)

Architect, Eden Smith. A limited dividend housing project, similar in style to the English model housing of the period. Maturity of vegetation links the architecture to its environment.

81. St. Andrew's Presbyterian Church, Bendale, Township of Scarborough (1849) (H)

An early church, located in the heart of the settlement begun in 1796 by David Thompson.

82. Old Scarborough Public Library, Bendale, Township of Scarborough (1896) (H)

Built in 1896 for the Scarborough centennial. Now used mainly for book storage. A new library has taken over its function.

83. Melville Church, Old Kingston Road, West Hill, Township of Scarborough (c 1883) (H)

Identified with the lives of the settlers.

77. The book by J. H. Van der Horst, 1964, is a

review of the literature on the biology of the house fly, *Musca domestica* L., with special reference to its role as a pest of man and animals.

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84. St. Jude's Anglican Church, Victoria Park Avenue, Wexford, Township of Scarborough (c 1848) (H)

St. Jude's is the original church on this site. Is now used occasionally for baptisms.

85. Maxwell's Grist Mill (Twin Waters Farm), Rouge Valley near Sheppard Avenue, Township of Scarborough (H)

An early mill on the Rouge. Part of the mill survives and is used as a residence.

86. Knox United Church, Sheppard at Midland, Agincourt, Township of Scarborough (c 1878) (H)

Originally a Presbyterian Church. Cemetery dates from pioneer days.

87. St. Margaret's Anglican Church and Cemetery, Lawrence Avenue, West Hill, Township of Scarborough (1904) (H)

Replaces the original church of 1833 which was burnt. Cemetery dates from pioneer days.

88. Haas House, 180 St. George Street, City of Toronto (A)

A Romanesque brownstone house of the late nineteenth century. Similar in style to other houses on this street.

89. St. Simon's Anglican Church, 40 Howard Street, City of Toronto (1888) (A)

Architects, Strickland and Symons.

90. Timothy Street House, Mill Street, Streetsville (1825) (H)

Was the home of the founder of Streetsville. Said to be the first brick house in the Township.

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91. Old Mill, 21 Old Mill Road, Township of Etobicoke (1848) (H)

Ruins of grist mill erected by William Gamble who in 1850 became the first reeve of Etobicoke Township. On the site of an earlier mill built in 1793 by Governor Simcoe. Gamble's mill was destroyed by the fire in 1881. Ruins are adjacent to the Old Mill Restaurant.

92. Mennonite Meeting House, Edgeley, Township of Vaughan (c 1834) (H)

One of the oldest places of worship in the area. Identified with early Mennonite settlement. Built of logs, but covered with clapboard at an early date. Interior almost unaltered.

93. Octagonal House, near Maple, Township of Vaughan (1837) (A)

A brick house built on the octagonal plan popular in the nineteenth century because it was reputed to require less wall for the space contained.

94. Edie House, 7690 Yonge Street, Thornhill, Township of Vaughan (1845) (A)

A storey and a half stucco house built in the Regency style by the Edie family. Greek and Gothic motifs applied with taste and skill combine to produce a small house of great charm.

95. Erskine Church, lot 26, con. 2, Township of Pickering (1854) (H)

White frame church in midst of Erskine Cemetery. Identified with early settlers of the area. Still in use once a year at annual Decoration Day Service.

96. Truman P. White House, Whitevale, Township of Pickering (1845) (H)

Built by Truman P. White, founder of the settlement, this house is the oldest in Whitevale. Frame construction. In good condition.

97. Municipal Building, Brougham, Township of Pickering (c 1854) (H)

Was once an hotel with stables behind and bar in front. A stopping place for farmers who travelled by team to Frenchman's Bay to ship their produce and buy supplies. Plans are underway for construction of a new municipal building, leaving the old building vacant.





98. Post's Manor, Kingston Road, Township of Pickering (1841) (H)

Stone house, built by the Posts, an early family in the township. In good condition and furnished in the style of its period. Set in beautifully landscaped grounds.

99. Jenkins House, Cashel, Township of Markham (1817) (A)

An early frame house featuring a style of hallway known as a box hall.

100. Bradley House, Clarkson, Township of Toronto (c 1825) (H)

A frame house, moved in 1960 from its original site to Meadow Wood Park. Home of an early settler of the township.

101. Silverthorne House (Cherry Hill), Township of Toronto (H)

Home of the family of an early settler of the township.

102. Isaac Wilcock's Blacksmith Shop, Summerville, Township of Toronto (H)

An early blacksmith shop. Bears original owner's initial over the door.

103. Ramsay House, north of Streetsville, Township of Toronto (H)

An early farm house with a drive shed featuring two brick arches.

104. McCarthy Milling Co. Ltd., south of Streetsville, Township of Toronto (H)

Mill built by the Barber Brothers. It is said that William Lyon Mackenzie took refuge with the miller, William Comfort, in 1837 when fleeing from the fight at Montgomery's Tavern.

Additional buildings, for which less than complete information was available at the time of publication, are listed in the files of the Urban Renewal Study.

60.

Book 1: The History of the County of York

Stonehenge, the great monument, is situated in the county of Wiltshire, and is one of the most remarkable remains of the ancient Britons.

61.

Book 2: The History of the County of Devon

The county of Devon is situated in the south-west of England, and is one of the most fertile and beautiful counties in the kingdom.

62.

Book 3: The History of the County of Cornwall

The county of Cornwall is situated in the south-west of England, and is one of the most fertile and beautiful counties in the kingdom.

63.

Book 4: The History of the County of Somerset

The county of Somerset is situated in the south-west of England, and is one of the most fertile and beautiful counties in the kingdom.

64.

Book 5: The History of the County of Dorset

The county of Dorset is situated in the south-west of England, and is one of the most fertile and beautiful counties in the kingdom.

65.

Book 6: The History of the County of Devon

The county of Devon is situated in the south-west of England, and is one of the most fertile and beautiful counties in the kingdom.

66.

Book 7: The History of the County of Cornwall

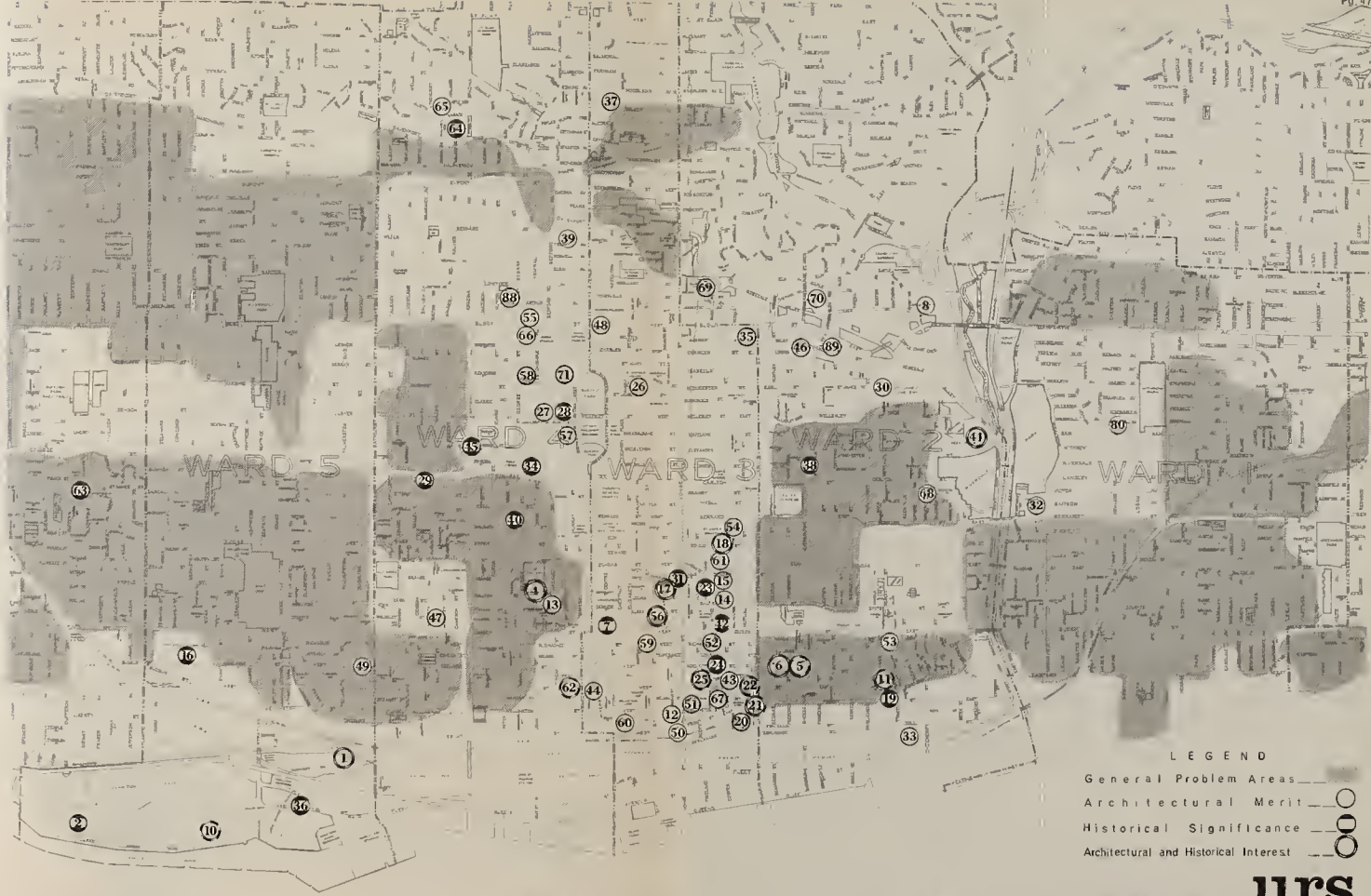
The county of Cornwall is situated in the south-west of England, and is one of the most fertile and beautiful counties in the kingdom.

67.

The county of Cornwall is situated in the south-west of England, and is one of the most fertile and beautiful counties in the kingdom.

The county of Cornwall is situated in the south-west of England, and is one of the most fertile and beautiful counties in the kingdom.



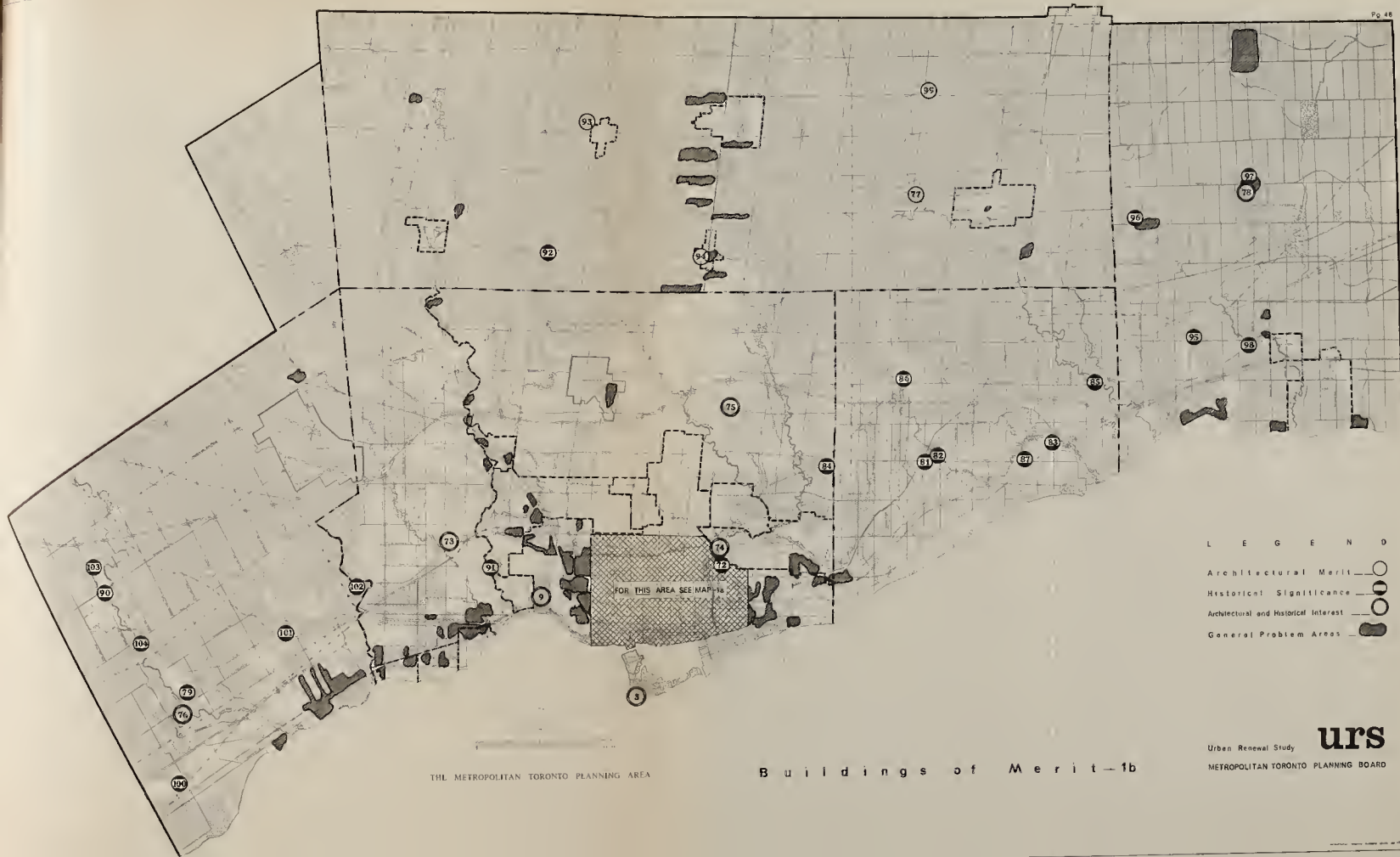


LEGEND

- General Problem Areas —
- Architectural Merit ○
- Historical Significance ○
- Architectural and Historical Interest ○

Buildings of Merit—1a









APPENDIX C

SELECTED PHOTOGRAPHS

The buildings pictured in the following section do not necessarily represent the most important buildings on the list, but are selected merely to illustrate their urban design potential.

APPENDIX I

SELECTED PHOTOGRAPHS

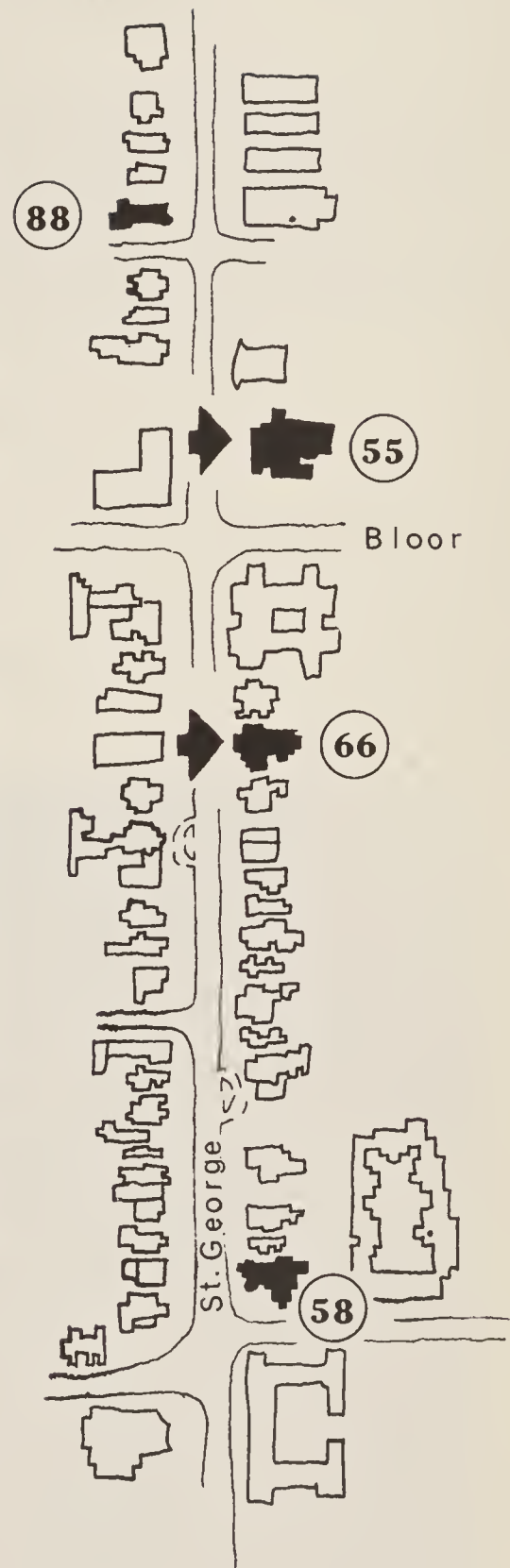
The following photographs were taken during the expedition to the  
glacier region of the Andes, Peru, in 1935. They are arranged in  
the order in which they were taken.



55



66



St. George Street is lined with the brick and brownstone homes of the 1890's. Inspired by the "Romanesque" of H. H. Richardson, these buildings relate to each other in scale, texture, colour and style. The York Club (55) and the Beattie House (66) are two outstanding examples.

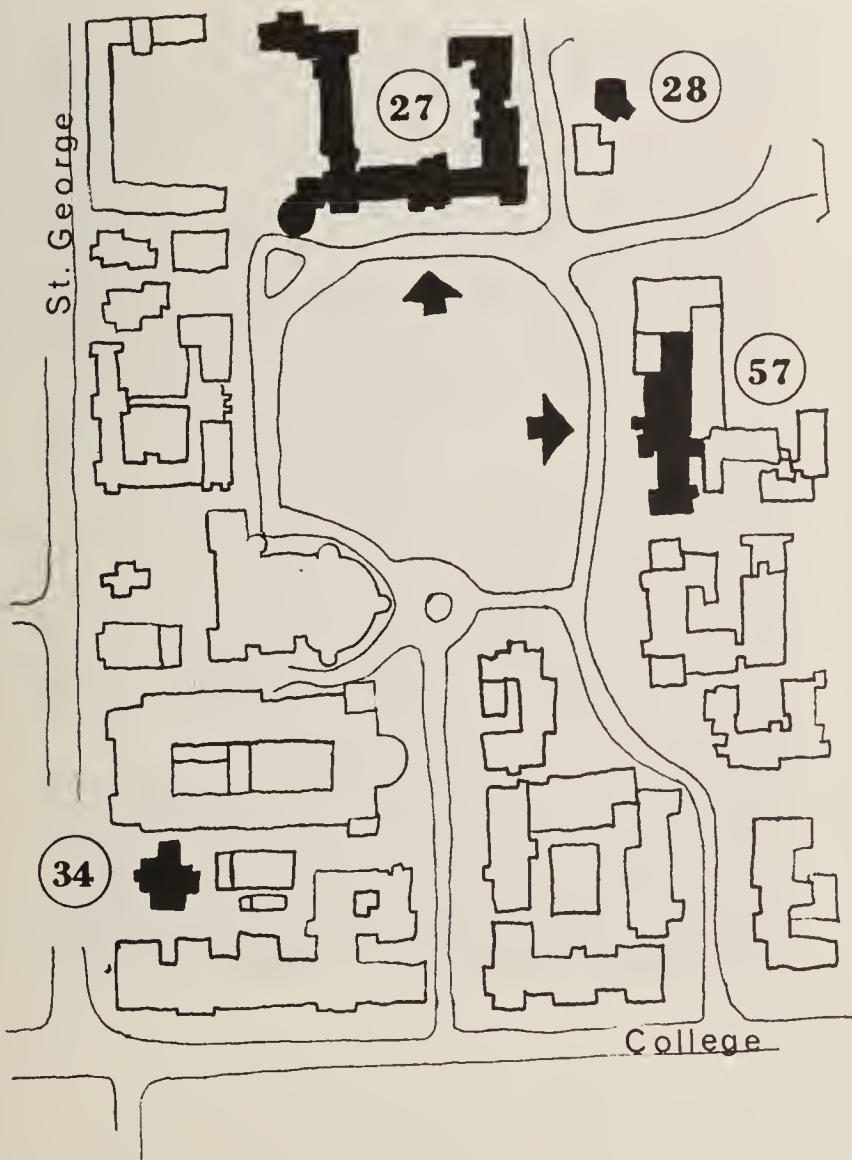






27

University College (27) and the University of Toronto Library (57). These buildings, arranged around the Front Campus, provide an enclosed space — an appropriate setting for colourful public ceremonies.



57







5



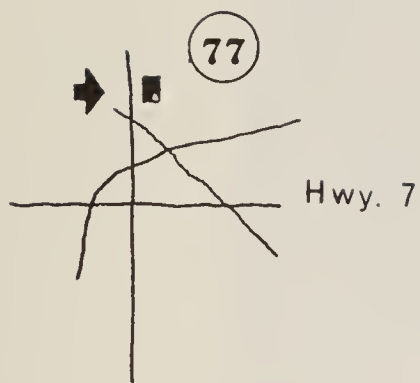
Chief Justice Campbell's House (5). Standing at the head of Frederick St. , this historic building merits preservation. Fortunately, the fate of the Seventh Post Office (25) has been secured. Its Greek Revival exterior is maintained while the interior has been adapted for modern office use.



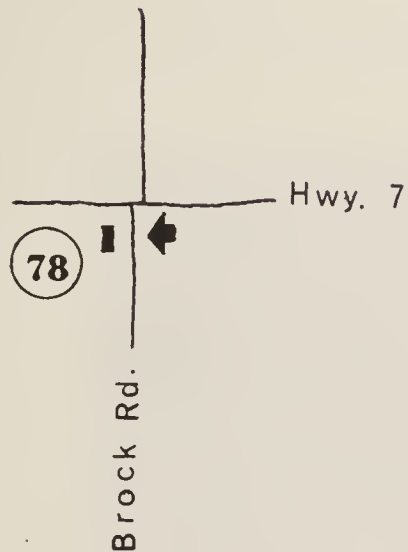
25







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78



The Eckhardt-MacKay House, Unionville (77). Use of board and batten construction is typical of the vernacular style of building found in the village. Similarly, the Bentley House, Brougham (78) displays the red and yellow patterned brick work characteristic of its area. There is opportunity here to emphasize the relationship of these buildings to their neighbours of similar style.







19



40



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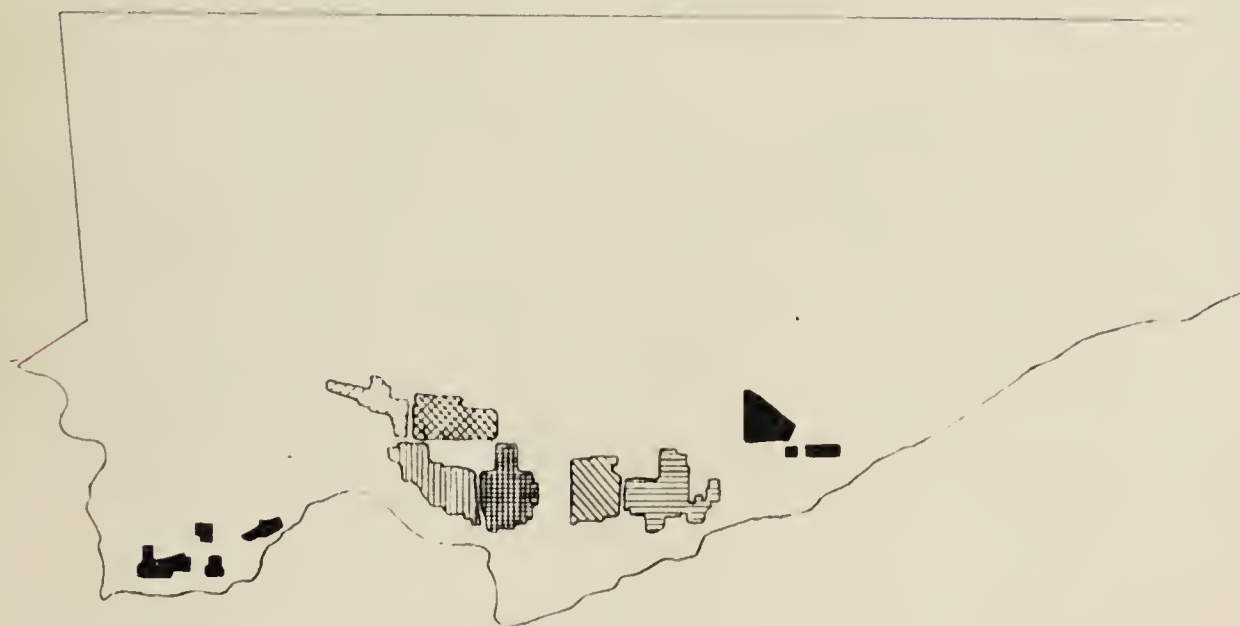
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# Metropolitan Toronto ***Urban Renewal Study***

## Summary



STAFF REPORT FOR THE METROPOLITAN TORONTO PLANNING BOARD  
AUGUST, 1966

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## SUMMARY

### SCOPE OF THE URBAN RENEWAL PROBLEM IN METROPOLITAN TORONTO

1. There are no serious concentrations of residential or non-residential blight in Metropolitan Toronto, but there is a widespread distribution of a moderate degree of blight in the older sections of the area. About 3000 residential structures are considered to be seriously deteriorated, and a further 6,700 structures are in poor structural condition. There are very few blocks which have many deteriorated dwellings, but many blocks in which there are a few deteriorated dwellings. Altogether there are about 140 blocks in which more than half of the dwellings were found to be in "bad" or "poor" condition, and an additional 200 blocks in which 1/5 to 1/2 of the dwellings are in this condition. Of these blocks only 25 are in suburban locations (See Map 3).
2. While there are no substantial concentrations of serious residential deterioration, there is a serious shortage of suitable housing for families with low or moderate incomes and as a result residential overcrowding has become a major problem in the older sections of the area, where it is estimated that more than 15% of the families are "doubled up" on an involuntary basis; this is about 50% greater than the ratio in the rest of the city, and about 2½ times as great as in the metropolitan area as a whole. Room overcrowding (dwellings with an occupancy of more than one person per room) is twice as great in these areas as it is in the rest of the city and in Metropolitan Toronto as a whole.
3. Many of the older commercial districts are blighted to a degree, but physical deterioration is not a serious problem. About 350 of the 22,500 commercial buildings in Metropolitan Toronto, or less than 1½%, are considered to be seriously deteriorated. The most serious commercial problem is represented by functional blight—obsolescence arising from technological changes in retailing which make the location, size or layout of existing stores inefficient for their present use, and which lead to high vacancy rates and a high incidence of marginal commercial land in many of the older commercial districts.
4. Industrial obsolescence in Metropolitan Toronto is a product of the same forces of change in age, design and function which have led to residential and commercial blight. It is reflected both in deteriorated industrial structures and in industries which have a blighting effect on their surroundings. There are about 500 blighted or blighting industrial properties in the metropolitan area, most of them located within or near residential neighbourhoods. Many of these existing industrial locations are no longer suitable for industrial purpose because competing land uses offer a greater advantage to the community or because the industrial use deters a more desirable use of



neighbouring or nearby land. At the same time there are several industries in existing industrial districts whose operations are impaired because of adjoining residences which impede industrial expansion or the provision of necessary parking or loading facilities.

5. There is a general conjunction of residential, commercial and industrial blight in three distinct geographic bands: running west from downtown along the main-line railway corridor about five miles into the Junction area; running east from downtown about six miles along the main-line railway corridor into East York and Scarborough; and in southern Etobicoke and the Lakeshore suburbs about eight or nine miles from downtown (Map 3). In addition to problems of deterioration, overcrowding and environmental blight in these areas, there are frequently inadequate public facilities and a relatively low level of public improvements, particularly inadequate sewers. Schools are frequently overcrowded, but there has been a consistent effort to provide new and improved public school facilities in these areas (Map 4).
6. There has been almost no private interest in the redevelopment of these areas, mainly because properties are very costly and difficult to assemble, and because they do not contain attractive locations for the current apartment market. Public redevelopment activities in these areas have been concentrated in two very narrow bands within a  $1\frac{1}{2}$ -mile radius east and west of downtown, and public housing activities have been concentrated in a very small 80-acre section of the lower Don area which contains  $\frac{1}{3}$  of the 9,300 existing units of publicly-owned housing in Metropolitan Toronto (Map 4).
7. Renewal of these older areas cannot be undertaken unless there is an adequate supply of housing for the families who are now residing in substandard housing. It is estimated that there are about 3,400 dwellings which are in "bad" condition, and about 6,700 dwellings which are in "poor" condition in the proposed renewal areas. The severe shortage of housing for families and individuals with low or moderate incomes has created an effective demand for such substandard housing.
8. Physical obsolescence and neighbourhood obsolescence are found in many of the older sections of the metropolitan area, but there are no concentrations of disadvantaged minority racial groups, there is relatively little social segregation, and most residential neighbourhoods are fairly stable. The central areas house a relatively wide cross-section of the population and generate a satisfactory level of economic activity. There are minor anomalies in the distribution of land uses but the general land use pattern is reasonably satisfactory and the public and private transportation system is reasonably adequate. Furthermore the metropolitan system of government permits a fairly rational allocation of regional resources for the provision of services and facilities. Therefore, unlike the situation in many other metropolitan communities, particularly in the United States, there is no great need in Metropolitan Toronto to reverse the suburban exodus of the "non-dependent" population or substantially revise the existing land use pattern.



## OBJECTIVES OF THE URBAN RENEWAL PROGRAM

9. Because of the nature of the renewal problem in Metropolitan Toronto, the required urban renewal program does *not* involve substantial public intervention in the redevelopment of the downtown area or other areas in which private activity is effective. The program *does* require a widespread effort directed at the modest improvement of many inner residential areas, which is aimed both at the correction of present inadequacies and the prevention of future deterioration.
10. A suitable urban renewal program for Metropolitan Toronto should be directed to the following general objectives:
  - (a) Improvement of deteriorated residential neighbourhoods through a coordinated program of public and private activities involving clearance or rehabilitation of deteriorated properties, maintenance of suitable housing standards, removal of incompatible uses, and the provision of a variety of public improvements and services.
  - (b) Provision, in a variety of forms and at many locations, of housing accommodation for families and individuals with low or moderate incomes.
  - (c) Reorganization and improvement of the older industrial areas, both to facilitate the operations of existing industries and to provide space for industries displaced from residential neighbourhoods.
  - (d) Reorganization and improvement of viable commercial districts in the older sections of the metropolitan area and rational re-use of marginal commercial lands.
11. In carrying out the urban renewal program, the activities should be directed to the following specific objectives:
  - (a) Providing a geographic balance in the program, so as to check the outward spread of blight on a wide front while at the same time resolving the more intensive problems of the central city;
  - (b) Emphasizing spot clearance and rehabilitation of deteriorated structures, with major clearance being utilized only where it will provide a substantial net gain in housing accommodation for displaced residents in the same general area;
  - (c) Concentration on areas where private renewal activity cannot be foreseen and where substantial public activity is required, and mobilizing private resources to assist public renewal activity by the provision of redevelopment land and structures for rehabilitation through public acquisition and write-down, by public investment in community services and facilities, and by flexible application of zoning and building regulations in renewal areas.

## RECOMMENDED URBAN RENEWAL PROGRAM

12. To meet the renewal needs of Metropolitan Toronto it is proposed that five different types of treatment program be applied across very broad sections of the metropolitan area (as illustrated on Map 6):
  - (a) *Residential clearance areas*, in which it is proposed that all existing uses be cleared for residential re-use and required an-

cillary facilities. The seven proposed residential clearance areas range in size from 10 to 28 acres and total 130 acres. They now contain about 900 dwellings, of which 3/4 are in bad or poor condition. With redevelopment these areas can accommodate about 4,150 dwellings, for a net gain of 3,250 dwellings.

- (b) *Residential spot clearance areas*, in which the proposed treatment will reinforce the residential character of areas of incipient blight and restore the residential environment to an acceptable level. The recommended treatment for these areas includes the provision of neighbourhood improvements, strict administration of housing standards, rehabilitation of houses in poor condition, and clearance of severely deteriorated houses, deteriorated commercial buildings, and blighted or blighting industries. Cleared lands are to be used for residential purposes and for required community facilities, with individual lots or groups of lots made available for private or public housing in keeping with the established character of the neighbourhood.

The residential spot clearance areas comprise the largest portion of the proposed renewal program. The recommended treatment would involve the acquisition of about 6,000 dwellings. Allowing for a reduction in overcrowding in rehabilitated dwellings, about 5,500 units would be provided in new and rehabilitated housing.

- (c) *Industrial spot clearance areas*, in which industrial development is so well established that it is not possible to maintain a satisfactory residential environment. For these areas it is proposed that all existing housing and deteriorated industrial and commercial structures be cleared, with the cleared land made available for industrial re-use, both for the expansion of existing industries and the relocation of industrial establishments removed from the residential areas. The proposed industrial spot clearance areas total 765 acres and contain about 2,400 dwellings, of which 40% are in poor or bad condition.
- (d) *Industrial maintenance areas*—These are relatively self-contained areas of mixed industrial and residential use which are in transition to a predominantly industrial or commercial character but where the existing housing is in adequate condition. Despite the general decline of the residential environment, clearance of the existing houses is not justified as long as they continue to serve a useful and adequate housing function. No direct renewal treatment is proposed for these areas, except to prevent the establishment of new housing. The proposed industrial maintenance areas total 310 acres and contain about 635 existing dwellings, of which 90% are in good condition.
- (e) *Special areas*—There are three areas for which the most suitable renewal policies cannot be determined without further detailed study. Two of these areas which are south of Queen Street have strong advantages for residential use because of their accessibility to downtown and the large number of employment opportunities in the general vicinity, but continued residential use would depend on the feasibility of developing an adequate residential environment. In the third area, directly west of downtown,



there are conflicting institutional and residential land use requirements which will have to be resolved. The three special areas total 140 acres and contain around 1,500 dwellings, half of them in good condition.

13. The proposed treatment program would cover a total area of 4,750 acres, or 7½ square miles containing about 50,700 dwellings. The program calls for the establishment of eight large Renewal Districts (shown on Map 5 and on the District Plans at the end of Chapter 5), for which general framework plans should be prepared. The proposed Renewal Districts, of which six are in the City of Toronto and two are in the suburbs, range in size from 250 to 850 acres. The Renewal Districts do not include all of the areas in which deterioration is present or renewal action is anticipated, but only the areas requiring a comprehensive *public* renewal program. Among the areas excluded from the proposed program are Downtown Toronto, suburban sub-centres, and isolated pockets containing blighted dwellings, non-conforming uses or pre-subdivision or cottage housing.
14. The proposed Renewal Districts are divided into 24 Renewal Sectors (also shown on Map 5 and the District Plans in Chapter 5), for which detailed renewal schemes should be carried out over a 15-year period. Such schemes should include:
  - (a) The action to be taken with respect to individual properties (acquisition, clearance, public or private rehabilitation, appropriate re-use);
  - (b) Public works requirements (street changes, pavement and sidewalk improvements, sewer and water improvements, landscaping, etc.), improvements in municipal housekeeping services, and the programming of these works and services;
  - (c) Required public and semi-public facilities (including schools, welfare and social facilities, parks and shopping);
  - (d) Relocation policies and methods;
  - (e) Programming of by-law enforcement and assistance to home owners in relocation;
  - (f) A physical plan for renewal.
15. The proposed program involves the immediate preparation of District Plans for seven of the eight Renewal Districts. These plans are required to provide a suitable framework for carrying out Renewal Schemes over the next five years in eight priority Renewal Sectors, distributed across the older sections of the Metropolitan area.
16. The following general policies should be adopted with respect to the major elements of the renewal program:
  - (a) Housing

Land disposal policies in both the "residential clearance" and "residential spot clearance" areas should be directed to securing the most satisfactory balance of public housing, private rental housing and private ownership housing in each residential

Renewal Sector. The Ontario Housing Corporation should accept the responsibility for all public housing in the renewal areas and should extend its operations to include housing in the lower ranges of the middle income category, while the Metropolitan Housing Company should continue to be responsible for providing elderly persons housing. Land disposal policies should be geared to encouraging maximum participation of private builders and non-profit associations (such as churches, trade unions and housing cooperatives), by making residential land for new building available at the price of \$1,000 per replacement unit currently used for public housing in renewal areas, with necessary controls imposed on the end price or rental level.

The proposed housing program, while providing a slight surplus over the number of dwellings to be acquired for clearance or rehabilitation, will not be adequate to meet the total rehousing needs of families displaced by the renewal program, families living in "industrial maintenance areas" and families living in existing overcrowded dwellings which will not be acquired as part of the renewal program. The ultimate rehousing need in the renewal areas may run as high as 19,000 units, compared to the 11,000 units to be provided through the proposed renewal program. It is therefore essential to maintain a large program for the provision of low-rental and moderate-rental housing outside the renewal areas.

(b) Rehabilitation

In order to avoid large-scale clearance, the proposed renewal program emphasizes the rehabilitation of existing housing which is in relatively poor condition but which will have a substantial useful life if brought into repair. It is necessary to establish a realistic housing standard to which rehabilitation will be directed. Two types of rehabilitation programs are required: (a) by O.H.C. and private builders, in which the rehabilitation standard is based on the requirements for mortgage loans under C.M.H.C. guarantee, perhaps averaging up to \$8,000 or \$9,000 per unit; and (b) by present home owners, to a standard consistent with existing sound housing in the neighbourhood, at an average cost of perhaps \$2,000 to \$2,500 per unit. The former will be practical if structures for rehabilitation are sold at the same price of \$1,000 per replacement unit as applied to new housing; on this basis the end cost of a rehabilitated unit should be about half the cost of an equivalent new unit. For home owners, financial assistance will have to be made available in the form of outright grants to low income families (as in the U.S. renewal program), loans at "below market" rates, or deferred payment loans in which there is a moratorium on repayment until the property is sold by the present owner. It will also be necessary to provide expert and sympathetic field staff to provide home owners with guidance in making repairs and to make supplies and materials available on a minimum-cost basis.

(c) Housing standards by-laws

Housing standards by-laws cannot get at the central problem of overcrowding, which arises from multiple families utilizing



accommodation designed for single-family occupancy, but they are essential in preserving a minimum level of housing maintenance and are vital in a comprehensive neighbourhood improvement program. It is essential that by-law inspections be conducted on a blanket basis in all renewal areas, and that they be directed primarily toward assisting owners in making necessary repairs and assisting tenants in maintaining reasonable housekeeping practices, rather than toward the demolition of unsatisfactory housing. Buildings in which compliance is not attained should be acquired by the public authority at site value (since, being incapable of occupation, they have no rental value), and it should then be a municipal decision whether such buildings are repaired or demolished. It is necessary that the suburban municipalities requiring residential renewal—Etobicoke (after January 1967) and East York—adopt suitable housing standards by-laws, and that the City of Toronto by-law be strengthened to overcome evasive legal tactics on the part of owners and to facilitate the city itself making necessary repairs.

(d) Relocation

Satisfactory relocation of residents and industries or businesses displaced by renewal action is an essential component of the renewal program, and all moving and associated costs are properly part of the total costs of the program. Most residents, perhaps  $\frac{2}{3}$  or  $\frac{3}{4}$  of the total, will not require public housing, but there is a "human dimension" in renewal and many residents will require social services as well as advice on alternative accommodation and moving expenses. There will also be many families displaced in renewal areas because of public improvements, including school and park extensions, improved transportation facilities, etc. All such public projects in renewal areas should be undertaken as part of the overall renewal program and the resulting displacement should be handled by the urban renewal relocation machinery.

A majority of the families in the proposed renewal areas own their houses, and there is therefore a need for financial assistance to families who are not readily relocated into available rental housing<sup>or</sup> who cannot purchase adequate alternative accommodation because of insufficient equities in their present property. For such families it is possible under existing legislation to provide deferred payment loans, with a moratorium on repayment until the replacement property is sold, and the costs of such financial assistance should properly be considered as part of the total cost of renewal.

(e) Neighbourhood improvement

Together with public and private activities to provide improved housing, there should be a concerted public program for neighbourhood improvement, to maintain confidence in neighbourhood stability and desirability and to encourage continued investment in the neighbourhood. Such programs will include such items as:

- (i) Suitable schools on adequate sites;
- (ii) Adequate parks and other recreational facilities;
- (iii) A satisfactory road pattern and suitable parking and transit facilities;
- (iv) Libraries, clinics and social or community facilities as required;
- (v) Well maintained sidewalks and pavements;
- (vi) Adequate street landscaping and suitable treatment of overhead utility lines;
- (vii) Adequate water and sewer facilities;
- (viii) Elimination *and satisfactory relocation* of incompatible uses.

(f) Air pollution control

Many of the proposed residential renewal areas are close to industrial districts and are subjected to air pollution levels which are not conducive to the maintenance of satisfactory living conditions. But because of the severe shortage of low and moderate rental housing it is essential to provide a substantial amount of new and rehabilitated housing in the older sections of the area, as well as to preserve the amenities of existing housing. It is therefore important as part of the renewal program to take the necessary steps to correct the most serious sources of industrial air pollution affecting the residential renewal areas. Some air pollution sources, however, will not be amenable to correction, and it will therefore be necessary, in preparing renewal schemes for nearby residential areas, to conduct detailed meteorological studies to determine "safe" heights and locations for apartment buildings in these residential renewal areas. The costs of correcting air pollution sources and of undertaking these studies should properly be considered part of the cost of the renewal program.

17. The proposed renewal program would comprise the following:

	Total Program (15 years)	Priority Program (5 years)
Area covered .....	4,750 acres	1,300 acres
Acquisition for clearance .....	7,400 dwellings 1,110 industrial and commercial structures	2,150 dwellings 410 industrial and commercial structures
Acquisition for rehabilitation .....	1,900 dwellings	650 dwellings
New housing units .....	1,650 public (family) 1,650 public (elderly) 5,000 private <hr/> 8,300	650 public (family) 650 public (elderly) 2,000 private <hr/> 3,300



	Total Program (15 years)	Priority Program (5 years)
*Rehabilitated housing units .....	675 public (family) 675 private 1,350 owner occupant <hr/> 2,700	225 public (family) 225 private 450 owner occupant <hr/> 900
Total housing program in renewal areas .....	11,000 dwelling units	4,200 dwelling units
Street reconstruction ...	12 miles	2 miles
Street resurfacing .....	15 miles	4 miles
New sidewalks .....	53 miles	11 miles

\* Allowing for reduction of overcrowding.

18. The estimated net cost of the proposed renewal program, after recoveries, and excluding the cost of new construction or rehabilitation, is about \$229 million. The net cost of the proposed 5-year priority program is \$72 million. On the basis of the cost-sharing formula suggested in this report (see Item 23 below), the cost would be allocated as follows:

	Total program (15 years)	Priority program (5 years)
Government of Canada (50%)	\$114,400,000	\$36,000,000
Province of Ontario (25%)	57,200,000	18,000,000
Metropolitan Toronto (12½%)	28,600,000	9,000,000
Local municipalities (12½%)	28,600,000	9,000,000
	<hr/> \$228,800,000	<hr/> \$72,000,000

The estimated costs do not include provision for the costs involved in air pollution correction, or the cost of financial assistance for rehabilitation by home owners and of relocation assistance to families whose equities are not adequate to secure suitable accommodation. The possible costs of these two elements cannot be calculated at this stage, but would undoubtedly run into several millions of dollars.

#### ORGANIZATION AND PROCEDURES

19. In most Ontario communities, the organization of the renewal program is a straightforward matter; the respective obligations of the federal, provincial and municipal governments are clearly established and the procedures for initiating, preparing and executing renewal schemes are defined reasonably well. In Metropolitan Toronto, the existence of a second level of municipal government with relatively strong financial resources but poorly defined powers and responsibilities in the field of urban renewal has heretofore made it difficult to arrive at a clear understanding as to the most appropriate method of carrying out urban renewal.

20. Allocation of responsibility for renewal between the Metropolitan Corporation and the area municipalities should stem from the basic premise underlying the federated metropolitan form of government—that the second level of government assumes responsibility for programs, functions and activities which are area-wide in scope, leaving to the local area municipalities the responsibility for programs and functions which are basically local in application.
21. Metropolitan responsibility in urban renewal stems from a recognition that the *need* for renewal is metropolitan in scope. The economic and social well-being of the metropolitan community depends on the solution of deep-seated renewal problems to be found in the older sections of the city and some of the inner suburbs. These problems have arisen largely as a product of the area's growth; obsolescence in the older areas is an inevitable concomitant of progress in the newer areas.
22. Metropolitan responsibility in meeting the need for renewal should be discharged by means of *financial participation* in renewal and by *coordination* of renewal programs and activities in the overall metropolitan framework. Detailed *planning* and *execution* of the renewal program on the other hand, is basically a local responsibility.
23. Metropolitan financial participation in renewal has heretofore been related exclusively to the public housing component in renewal projects. Because the current renewal projects have heavily emphasized public housing, the net Metropolitan contribution is relatively larger than the city's (for example, in Alexandra Park—Metro 12 1/2%, City 12 1/2%; Don Mount Village, Metro 14%, City 10%; Trefann Court, Metro 17%, City 4%). The proposed urban renewal program however, places a much greater emphasis on neighbourhood improvement, non-residential renewal and private housing, and if it were carried out on the basis of the present formula the Metropolitan financial contribution would be much smaller than heretofore. A formula which equitably recognizes both the Metropolitan and local interest in carrying out urban renewal should provide for Metropolitan Toronto and the area municipality concerned to share equally the municipal portion of the cost of the program. The recommended cost-sharing formula is therefore as follows:

Government of Canada .....	50%
Province of Ontario .....	25%
Metropolitan Toronto .....	12 1/2%
Local area municipalities .....	12 1/2%

24. Metropolitan responsibility for coordination of the urban renewal program should be concerned with both the substance of the program and its timing. The renewal program should be related to the following matters of metropolitan concern, which are an integral part of the Metropolitan Official Plan: housing needs, particularly for low-rental and moderate-rental accommodation; the general land use pattern and the need to ensure an adequate distribution of lands to support the area's economic base; the general distribution of popula-



ion and employment; and the provision of transportation facilities to serve the population, employment and land use pattern.

25. The principles and policies of the urban renewal program outlined in this report, including the delineation of the proposed treatment program along the lines of Map 6, can constitute an appropriate "general plan for renewal" in the metropolitan area, and should be incorporated in the Metropolitan Official Plan. It would then provide a suitable basis for all four levels of government to participate in the Metropolitan urban renewal program.
26. Local planning boards should be responsible for the preparation of appropriate *Renewal District Plans*, incorporating the population distribution and density pattern, general land uses, required public facilities, the general transportation pattern, and the general servicing pattern.
27. *Renewal Sector Schemes* are essentially *programs* rather than *plans*, and should be prepared by the same agency which is responsible for their implementation. Since renewal schemes involve the coordination and timing of many different activities, each local municipality concerned should have an appropriate agency, under the direction of an "urban renewal administrator", with the proper authority to ensure such coordination, rather than placing this authority with the municipal Council, which should be responsible for policy formulation rather than execution.
28. Renewal Sector schemes should be flexible, involving performance specifications rather than detailed design considerations, and prospective developers should be involved early in the preparation of renewal schemes in order to establish the feasibility of private participation.
29. A renewal program of the magnitude required for Metropolitan Toronto can be carried out successfully only if all of the parties involved are committed to participate in a long-term program. It is therefore advisable that the Metropolitan Corporation and the area municipalities concerned execute a long-term agreement for this purpose, and that a similar long-term agreement be established between the municipalities and the senior governments, including the Ontario Housing Corporation. All of these parties should be represented on a permanent technical Standing Committee on Urban Renewal, which would be responsible for ensuring coordination in the preparation of renewal schemes, and which should formally approve such schemes before they are submitted to the governments for adoption and financial participation. Applications for financial participation in renewal schemes should be submitted *jointly* by the Metropolitan Corporation and the local municipality concerned.



# RECOMMENDATIONS

## SCOPE OF URBAN RENEWAL PROGRAM

1. Urban renewal in Metropolitan Toronto should proceed by way of:
  - (a) A large-scale program applied across very broad sections of the city and inner residential areas (the Renewal Districts shown on Map 5) ;
  - (b) Comprehensive schemes prepared for large individual sectors within these broad areas (the Renewal Sectors shown on Map 5).
2. The renewal process should be carried out concurrently in all sections of the metropolitan area included in the program. It should be directed to the improvement of residential properties in residential areas and the simultaneous removal of incompatible industrial structures from residential areas and deteriorated residential structures from industrial areas. The emphasis should be on rehabilitation and spot clearance activities, rather than on large-scale clearance.
3. The urban renewal program should be directed to areas in which comprehensive *public* renewal activities are required and in which significant private renewal activity cannot be foreseen. The public renewal program should therefore not be concerned at this time with the following areas: downtown; suburban sub-centres; outlying commercial districts; isolated pockets of residential blight in the inner suburbs; isolated non-conforming industrial pockets; and pockets of pre-subdivision or cottage housing.

## RESPONSIBILITIES

4. The allocation of responsibility between the Metropolitan Corporation and the area municipalities should be consistent with the basic framework of government in Metropolitan Toronto. The Metropolitan Corporation's responsibility should be limited to financial participation and the coordination of urban renewal activities in the metropolitan framework through the "general plan for renewal" contained in this report; the area municipalities should be responsible for the detailed planning and execution of renewal schemes.
5. Local planning boards should be responsible for the preparation of plans for Renewal Districts, based on the metropolitan "general plan for renewal".
6. Each area municipality involved in urban renewal should appoint an "urban renewal administrator" to *prepare* and *execute* Renewal Sector schemes.



7. The Ontario Housing Corporation should be responsible for providing new and rehabilitated low-rental and moderate-rental housing in all renewal areas as well as in the remainder of the metropolitan area, and should extend its operations to include the production of housing for the lower ranges of the middle-income category. The Metropolitan Toronto Housing Company should be responsible for providing housing for elderly persons in renewal areas.

#### PLANNING OF RENEWAL PROGRAM

8. The "general plan for renewal", defining the scope and basic principles and policies of the general treatment program along the lines shown on Map 6, should ultimately be incorporated in the Metropolitan Official Plan. It would then provide a suitable basis for the Federal and Provincial governments to participate in urban renewal in the metropolitan area.
9. Plans for Renewal Districts should include:
  - (a) Population distribution and general density pattern;
  - (b) General land use plan;
  - (c) Required public services;
  - (d) General transportation pattern;
  - (e) General servicing plan.
10. Renewal Sector schemes should consist of all of the different elements involved in neighbourhood improvement, as required by the present legislation including:
  - (a) Determination of the types of action to be taken with respect to the individual properties in the sector (acquisition, clearance, public or private rehabilitation, re-use), and the methods of carrying them out.
  - (b) Determination of public works requirements (street changes, pavement and sidewalk improvements, sewer and water improvements, landscaping, etc.) and improvements in municipal house-keeping services, and the programming of these works and services.
  - (c) Determination of required community facilities, including schools, welfare and social facilities, parks and shopping, and methods to be used in correcting existing deficiencies.
  - (d) Relocation policies and methods.
  - (e) Programming of by-law enforcement and assistance to home owners in rehabilitation.
  - (f) Physical plan of renewal.
11. Renewal Sector schemes should be flexible, and directed towards "performance" specifications, leaving the responsibility for siting and detailed design to the end user.
12. Prospective developers should be involved at an early stage in the preparation of plans for major clearance pockets in order to establish the general feasibility of desirable projects.



## ADMINISTRATION OF RENEWAL PROGRAM

13. A long-term agreement should be concluded between the Metropolitan Corporation and the area municipalities concerned, and between the municipalities and the senior governments, including the Ontario Housing Corporation, to establish each party's obligation to undertake its respective responsibilities in carrying out the renewal program proposed in this report.
14. The preparation of a plan for each of the eight Renewal Districts shown on Map 5 and a scheme for each of the eight priority Renewal Sectors shown on Map 5 should be proceeded with concurrently. Renewal schemes for the eight priority sectors should be carried out over a 5-year period. The remaining 14 Renewal Sector schemes should be completed within a 15-year period.
15. A permanent *Standing Committee on Urban Renewal*, comprised of representatives from the four levels of government and the Ontario Housing Corporation, should be established with responsibility for:
  - (a) Coordination of their respective interests in the preparation of Renewal Sector schemes;
  - (b) Giving *formal* approval to Renewal Sector schemes before they are submitted to all levels of government for adoption.
16. The Metropolitan Council and the area municipality concerned should submit joint applications for financial contributions from senior governments in carrying out renewal schemes.
17. The net cost of all renewal schemes should be shared on a uniform basis in the following proportions:

Government of Canada .....	50%
Province of Ontario .....	25%
Metropolitan Toronto .....	12½%
Local area municipality .....	12½%

## GENERAL POLICIES

18. All activities involving public facilities and services in the renewal areas (schools, parks, street and transportation improvements, sewer improvements, etc.), should be incorporated in the urban renewal program and their costs included in the costs of the renewal program. Families displaced through such activities should be provided for in the relocation program. Provision should be made for day nurseries and other community facilities in areas where substantial amounts of public housing are being provided.
19. Housing standards by-laws should be enforced on a blanket basis in all renewal areas. Residential properties which are not brought into compliance with housing standards by-laws should be acquired at site value as part of the renewal program.
20. Residential land disposal policies and re-use prices should be directed toward:

- (a) Securing the most satisfactory balance of public low-rental and moderate-rental housing, private rental housing and private ownership housing in each residential renewal sector.
  - (b) Encouraging the maximum participation of private builders and private home purchasers in the production of both new and rehabilitated housing;
  - (c) Encouraging non-profit associations (churches, trade unions, housing cooperatives, etc.) to provide moderate rental housing.
- 21. For residential property, re-use prices should be based solely on the desired cost or rental value of the housing to be provided, whether public or private, new or rehabilitated (currently at \$1,000 per replacement unit), with necessary controls placed on the end price or rent level.
- 22. For non-residential land, re-use prices should be related to the desired cost or rental value of the ultimate use, based on specific market and economic considerations.
- 23. Land should be disposed of by lease rather than sale, in order to:
  - (a) Achieve greater flexibility in arranging desirable re-use schemes;
  - (b) Capitalize on long-term increases in value;
  - (c) Facilitate subsequent stages of renewal in future years.
- 24. The costs of renewal should include the relocation and moving expenses of displaced residents and businesses, the cost of professional and technical assistance, and special financial assistance for:
  - (a) Displaced home owners who cannot be suitably accommodated in available purchase housing nor readily relocated into rental housing, by means of special loans to purchase a replacement property with a moratorium on repayment until the property is sold;
  - (b) Home owners whose properties require improvement but who cannot readily absorb the necessary expenditure or consequent indebtedness, by means of:
    - (i) Direct grants to low-income families;
    - (ii) Special loans at below-market rates or with a moratorium on repayment until the property is sold.
- 25. The costs of renewal should include expenditures required for correcting air pollution sources in the vicinity of residential renewal projects and for meteorological studies which may be required to establish suitable locations for apartment buildings in renewal areas.

#### LEGISLATION

- 26. Applicable legislation should be amended, if required, to:
  - (a) Permit the concurrent preparation of renewal district plans and renewal sector schemes;

- (b) Include as renewal costs the various cost elements detailed in Recommendations 24 and 25 above;
- (c) Permit Metropolitan Toronto and the area municipalities concerned to make joint application for approval of renewal schemes by the senior governments;
- (d) Eliminate the requirement for Ontario Municipal Board approval of "redevelopment plans" in view of the existing requirement for Provincial approval of "renewal schemes" and Ontario Municipal Board approval of zoning by-laws and municipal capital expenditures.

#### FURTHER STUDIES

27. Further studies should be carried out of:

- (a) The feasibility of undertaking industrial and commercial rehabilitation;
- (b) Short-term and long-term housing needs in the metropolitan area;
- (c) Suitable land use and development policies for the "special areas" delineated in the proposed renewal program.

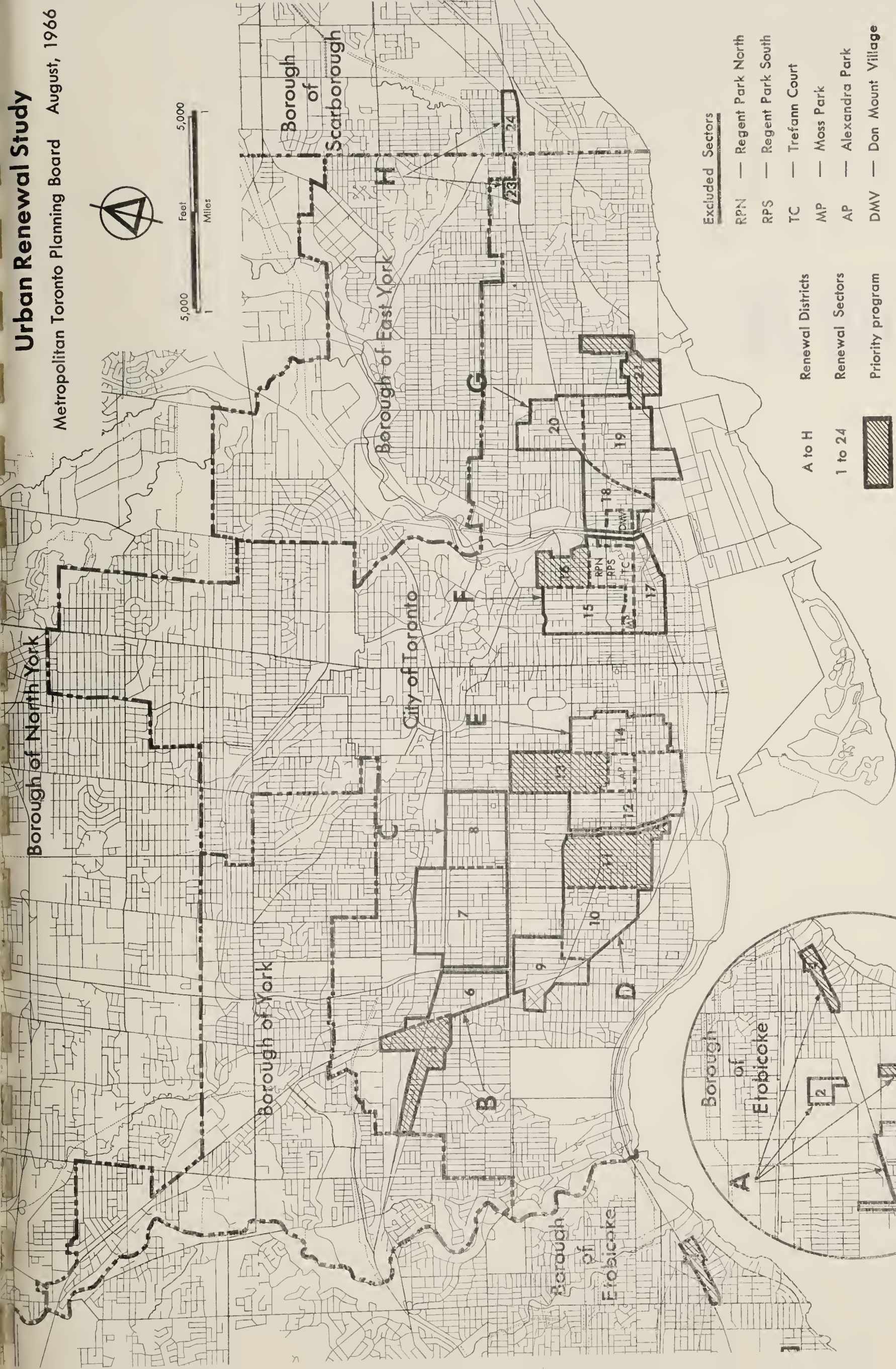




# Urban Renewal Study

Metropolitan Toronto Planning Board

August, 1966



## Excluded Sectors

- RPN — Regent Park North
- RPS — Regent Park South
- TC — Trefann Court
- MP — Moss Park
- AP — Alexandra Park
- DMV — Don Mount Village

## Renewal Districts

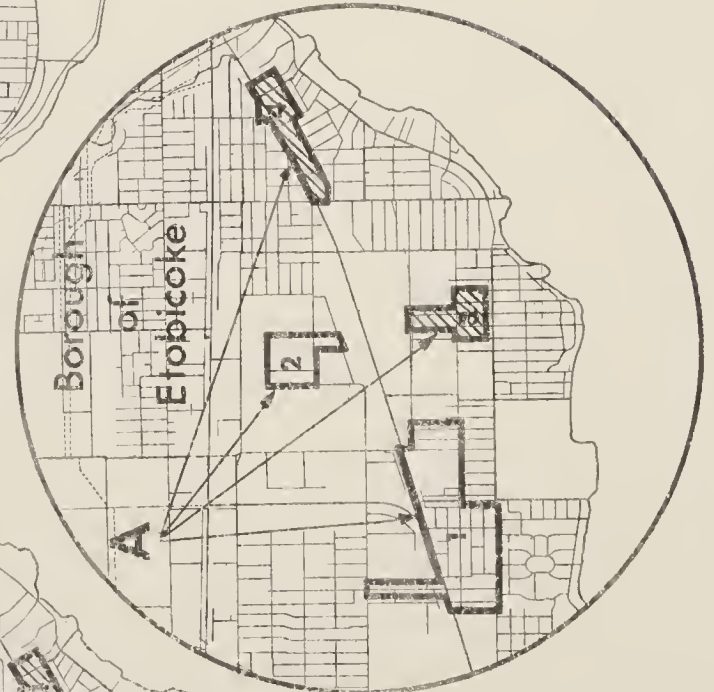
A to H



## Renewal Sectors

1 to 24

Note: Municipal boundaries as of January, 1967.







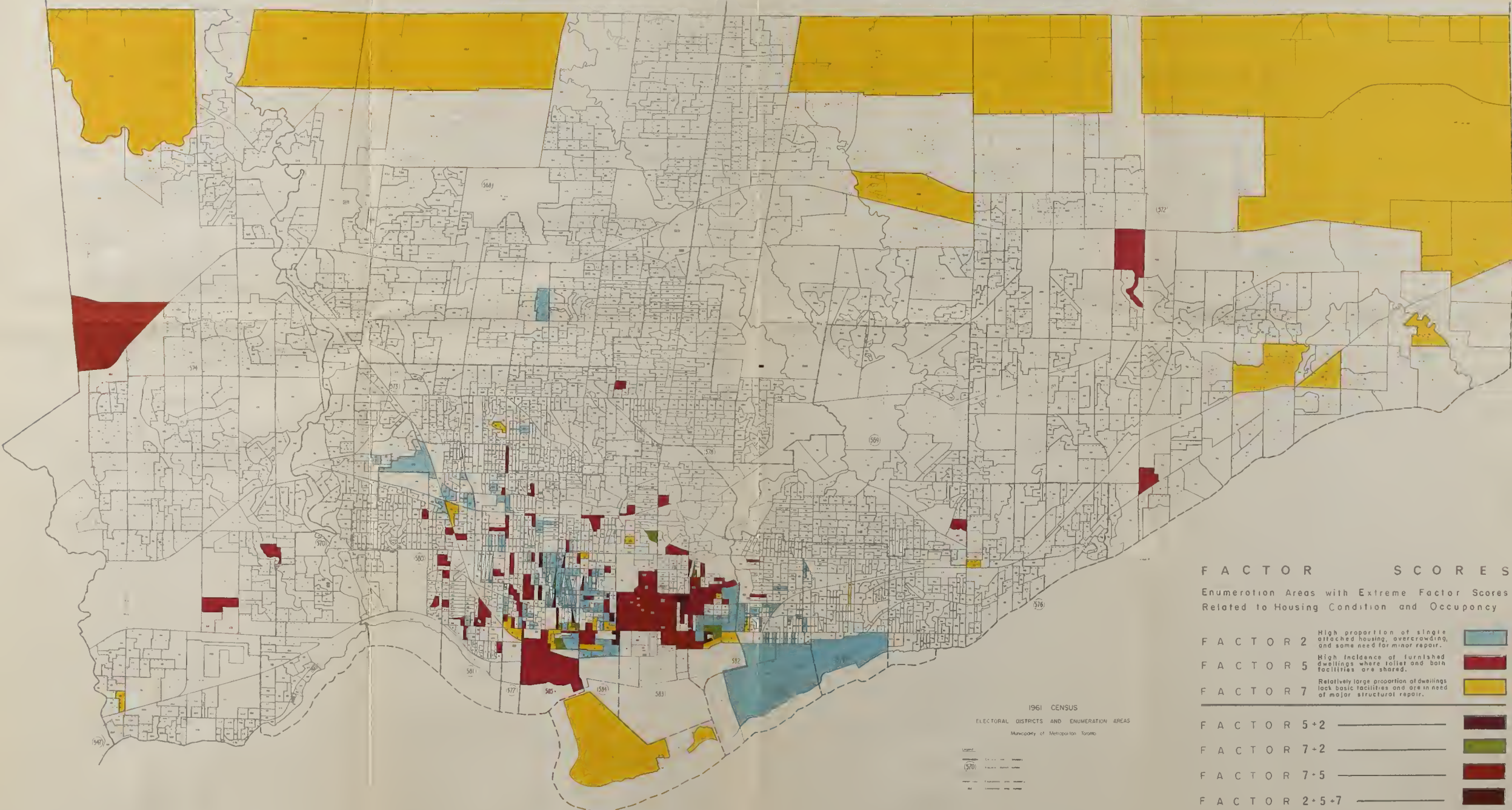












FACTOR SCORES	
Enumeration Areas with Extreme Factor Scores Related to Housing Condition and Occupancy	
FACTOR 2	High proportion of single attached housing, overcrowding, and some need for minor repair.
FACTOR 5	High incidence of furnished dwellings where toilet and bath facilities are shared.
FACTOR 7	Relatively large proportion of dwellings lack basic facilities and are in need of major structural repair.
FACTOR 5+2	
FACTOR 7+2	
FACTOR 7+5	
FACTOR 2+5+7	



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